DRAFT INITIAL STUDY – MITIGATED NEGATIVE DECLARATION

PIPES CANYON SUBDIVISION

Tentative Tract Map TTM No.20612

AT PIPES CANYON ROAD

SAN BERNARDINO COUNTY

PROJ-2023-00064

Prepared for:

The County of San Bernardino
Land Use, Planning Department
385 N. Arrowhead Avenue
San Bernardino, CA 92415

Applicant:

Jonathan Shokrian
319 S. Robertson Blvd.
Beverly Hills, CA 90211

Prepared by:

The Altum Group

44-600 Village Court Suite 100
Palm Desert, CA 92260
Contact: Madeline Luke, Associate Planner
(760) 346-4750

May 2026

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

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

PROJECT LABEL:

APNs:	0594-351-36	***USGS Quad:***	Rimrock 7.5 minute
Applicant:	Jonathan Shokrian 53252 Pipes Canyon Road Pioneertown, CA 92268	***T, R, Section:***	T1N R5E Sec. 6
Location	Pipes Canyon Road, Pioneertown CA	***Thomas Bros***	N/A
Project No:	PROJ-2023-00064 TTM20612	***Community Plan:***	N/A
Project Representative	The Altum Group 44-600 Village Court, Suite 100, Palm Desert, CA 92260 760-346-4750	***LUZD:***	R-L5 Rural Living 5 acre minimum
Proposal:	Subdivision of lot into 13 individual lots, 12 of which are proposed for single family homes.	***Overlays:***	None

The County of San Bernardino is circulating this Initial Study/Mitigated Negative Declaration (IS/MND) for a 30-day public review period pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15073. The public review period begins on May 14, 2026 and ends on June 13, 2026.

The IS/MND is available for review at the San Bernardino County Land Use Services Department located at 385 North Arrowhead Avenue, San Bernardino, California 92415, and online at https://lus.sbcounty.gov/planning-home/environmental/desert-region/. Written comments regarding the proposed IS/MND must be received no later than 5:00 p.m. on June 13, 2026, and should be directed to:

PROJECT CONTACT INFORMATION:

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

Contact person: Vanessa Norwood, Contract Planning Manager
Phone No: (909) 387-3021
E-mail: ***vanessa.norwood@lus.sbcounty.gov***

PROJECT DESCRIPTION:

Summary

The proposed Project is located on Assessor Parcel Number (APN) 0594-351-36, The Project site is situated on both the north and south sides of Pipes Canyon Road at its northernmost point, approximately midway between Pioneertown Road and State Route 247 (Old Woman Springs Road), north of the unincorporated community of Pioneertown in San Bernardino County, California. It lies within the Morongo Basin region of the Mojave Desert.

Pipes Canyon Road divides the site into northern and southern sections, with boundaries extending to Cielito Trail/Rocky Road in the south, Millstream Avenue in the west, and Coyote Road in the east, alongside unmarked open areas. Currently undeveloped, the site features an unmarked road running through the southern section, linking Pipes Canyon Road to Rocky Road. The surrounding area remains largely undeveloped, with a few residential properties and dirt roads scattered throughout.

The Project site consists of undeveloped desert land. The site has a split zoning between Rural Living Residential (RL-5) minimum of five acre lots on the western half and Resource Conservation (RC) on the eastern half. The Project applicant seeks approval to subdivide the 122.98-acre property into 13 individual lots. 12 of these lots, each with a minimum size of five acres, will remain RL-5 for residential lot sales and are clustered on the western half of the site. The remaining 61.36-acre parcel will remain (RC).

The proposed Tentative Tract Map (TTM No.20612) will subdivide the existing approximately 122.98-acre parcel into 13 lots. Approval of the TTM will authorize the subdivision of land only and will not approve grading, building construction, or installation of infrastructure at this time. Future development of single-family residences on the subdivided lots will occur under separate ministerial or discretionary permits following sale of the individual lots. Any future grading, building permits, site-specific improvements, and associated infrastructure will be subject to separate review and compliance with applicable County standards and regulations in effect at the time of development.

No mass grading, pad construction, or vertical development is proposed or authorized as part of this TTM application. Site disturbance associated with future residential construction will occur at the time individual lots are developed by future property owners.

Surrounding Land Uses and Setting

The Project site is within the boundaries of the unincorporated community of Pioneertown, San Bernardino County. As shown on the San Bernardino County Land Use Map, the Project site is within the R-L and R-C zones. Table 1 lists the existing adjacent land uses and zoning.

Table 1 Existing Land Use and Land Use Zoning Districts

Location	Existing Land Use	Land Use Zoning District
Project site	Rural Living-5-acre Minimum	RL-5
North	Resource Conservation and Rural Living-5-acre minimum	RC and RL-5
South	Rural Living-5-acre minimum	RL-5
East	Resource Conservation	RC
West	Rural Living-5-acre minimum	RL-5

Project site Location, Existing Site Land Uses and Conditions

The Project site, identified as Assessor's Parcel No. 0594-351-36, is located within the Morongo Basin region of the High Desert in San Bernardino County, California. It is mapped on the United States Geological Survey (USGS) 7.5-minute quadrangle maps for Rimrock, California, and Yucca Valley, California, and situated in Section 06 of Township 01 North, Range 05 East, within the San Bernardino Base and Meridian. The parcel lies along Pipes Canyon Road between Gamma Gulch Road and Hudson Lane, approximately 2.50 miles north of Pioneertown, 2.60 miles west of Highway 247, and 6.80 miles north of Highway 62 (see Exhibit 1 Regional Location and Exhibit 2 Vicinity Map). The site has a split zoning of RL on the western side and RC on the eastern side. The parcel is not within an environmental justice area nor is it in an overlay zone.

Site access will be via Pipes Canyon Road via private access easements along the north and south sides of Pipes Canyon Road.

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

Federal: None.
State of California: California Fish and Wildlife
County of San Bernardino: Land Use Services Department-Building and Safety, Public Health-Environmental Health Services, Special Districts, and Public Works.
Regional: Mojave Desert Air Quality Management District
Local: None



The Altum Group

Regional Location

Pipes Canyon Subdivision

Exhibit

1



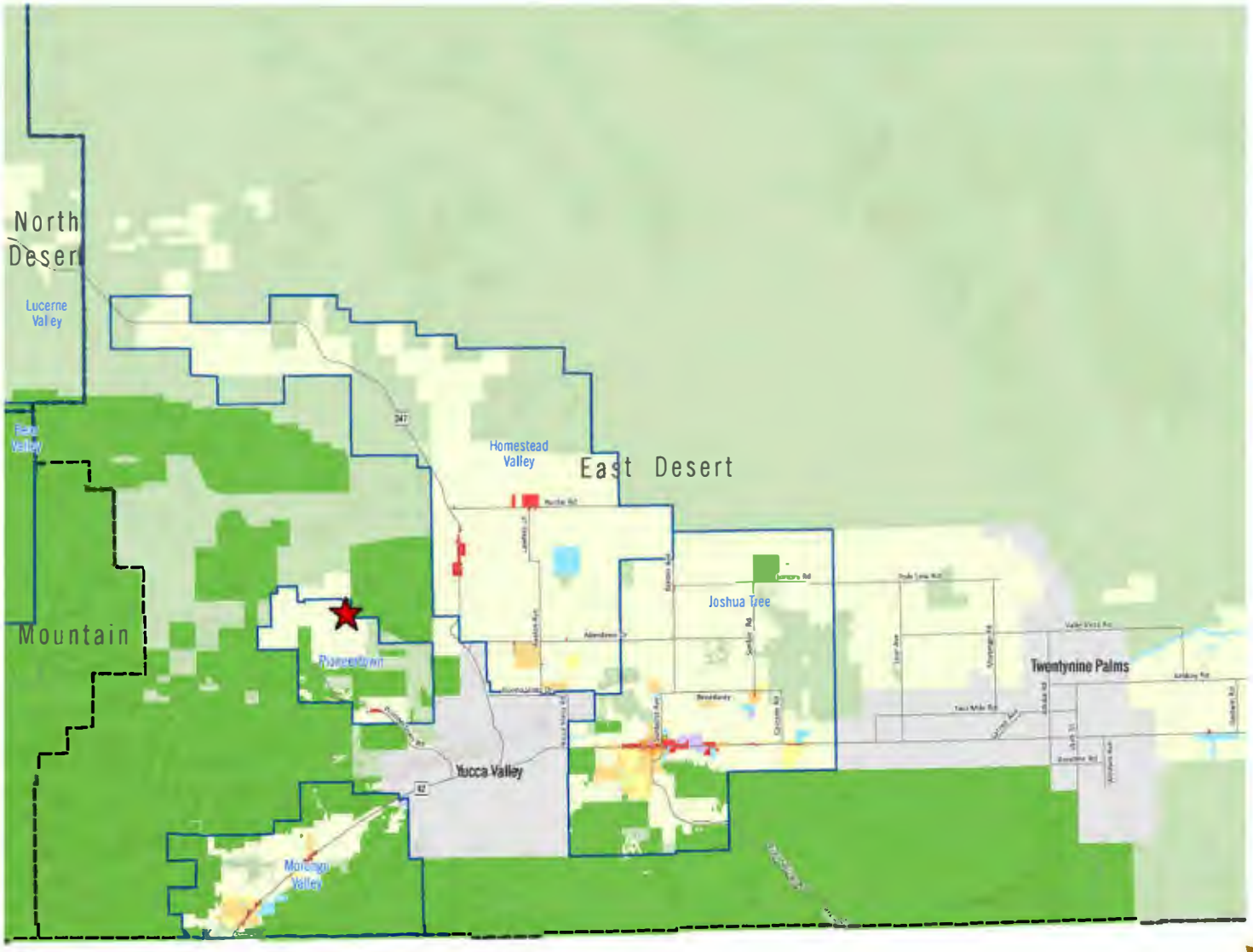
The Altum Group

Project Vicinity Map

Pipes Canyon Subdivision

Exhibit

2



Policy Map LU-1E Land Use Map | East Desert Region

County Region
Community Planning Area*
Incorporated City/Town

Land Use Category
RL: Rural Living 1 du/2.5 ac max
VLDR: Very Low Density Res. 0-2 du/ac max
LDR: Low Density Res. 2-5 du/ac max
MDR: Medium Density Res. 5-20 du/ac
C: Commercial
LI: Limited Industrial
GI: General Industrial
PF: Public Facility
RLM: Resource/Land Management
OS: Open Space
SD: Special Development

* Bear Valley Communities
Baldwin Lake, Big Bear City, Erwin Lake, Fawnskin/Northshore, Lake Williams, Moonridge, Sugarloaf
Crest Forest Communities
Cedarpines Park, Crestline, Lake Gregory, Valley of Enchantment
Hilltop Communities
Arrowbear, Green Valley Lake, Running Springs
Homestead Valley Communities
Flamingo Heights, Johnson Valley, Landers, Yucca Mesa
Lake Arrowhead Communities
Agua Fria, Blue Jay, Cedar Glen, Crest Park, Deer Lodge Park, Lake Arrowhead, Rimforest, Skyforest, Twin Peaks
Pioneertown Communities
Pioneertown, Gamma Gulch, Pipes Canyon

Project Site



SAN BERNARDINO COUNTY | COUNTYWIDE PLAN

IN THE UNINCORPORATED AREA OF SAN BERNARDINO COUNTY

TENTATIVE TRACT MAP NO. 20612

BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF THE SOUTHEAST ¼ AND THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE OFFICE OF THE COUNTY RECORDER OF SAID OFFICE

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCOPORATED AREA OF SAN BERNARDINO IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 0594–351–36

SURVEYOR'S NOTES:

R1 INDICATES RECORD DATA PER PARCEL MAP NO. 6696, PMB 69/18–19
R2 INDICATES RECORD DATA PER RECORD OF SURVEY 107/70
R3 INDICATES RECORD DATA PER BLM DEPENDENT RESURVEY PLAT OF TOWNSHIP 1 NORTH, RANGE 5 EAST, S.B.M., DATED NOVEMBER 25, 1952.
R4 INDICATES RECORD DATA PER RECORD OF SURVEY 159/94
R5 INDICATES RECORD DATA PER PARCEL MAP NO. 8570, PMB 97/35–36
R6 INDICATES RECORD DATA PER RECORD OF SURVEY 150/34

EASEMENTS

(3) AN EASEMENT TO THE DESERT ELECTRIC COOPERATIVE, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM RECORDED APRIL 22, 1960 IN BOOK 5118, PAGE 375, O.R.

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, CONSTRAINED LOCALLY BETWEEN CONTINUOUS GPS STATIONS LDES & P599. SAID BEARING IS N59°08'35"E (NAD83(2011) 2017.50 EPOCH.)

BENCHMARK:

THE BENCHMARK USED FOR THIS PROJECT IS GPS CONTINUOUS OPERATING REFERENCE STATION LDES, ELEVATION 3313.28' (NAVD 88.)

THIS IS A CONTINUOUS GPS STATION AND IS PART OF THE NATIONAL GEODETIC SURVEY. VERTICAL DATUM IS TO THE GEODETIC REFERENCE POINT(GRP.) THE ANTENNA IS A TRIMBLE TRM59800–80 WITH SCIT DOME. TRUE VERTICAL ANTENNA HEIGHT IS FROM THE GEODETIC REFERENCE POINT TO THE BOTTOM OF THE ANTENNA PRE–AMP(BPA) AND IS 0.027 FEET.

GENERAL NOTES

1. THIS PROJECT CONSISTS OF 12 RESIDENTIAL LOTS. MINIMUM LOT SIZE IS 5 ACRES AND 1 REMAINDER PARCEL.
2. EXISTING LOT SIZE – APN 0594–351–36: 122.98 ACRES
3. EXISTING ZONING: MIXED: RL–5 (1 UNIT PER 5 ACRES), AND RC (RESOURCE CONSERVATION) AS INDICATED HEREON.
4. PROPOSED ZONING: RL–5 (1 UNIT PER 5 ACRES) AND RC (RESOURCE CONSERVATION) AS INDICATED HEREON
5. ASSESSORS PARCEL NUMBERS: 0594–351–36
6. THIS PROPERTY HAS NO ADDRESS.
7. EXISTING PROJECT SIZE: 122.98 ACRES (GROSS)
8. THIS PROJECT WILL BE SERVED BY THE FOLLOWING UTILITIES:
   A. SOUTHERN CALIFORNIA EDISON (ELECTRICITY)
      36100 CATHEDRAL CANYON DRIVE
      CATHEDRAL CITY, CA 92234
      800–655–4555
   B. ON–SITE PRIVATE PROPANE TANK (GAS)
   C. PRIVATE WELL (WATER)
   D. ON–SITE SEPTIC (SEWER)
9. THIS PROJECT IS INTENDED FOR LOT SALES.
10. OFFSITE DRAINAGE TO BE ACCEPTED AND CONVEYED THROUGH THE PROPERTY WITHOUT DISTURBANCE, EXCEPT FOR THE CROSSING OF THE PROPOSED GRADED ROADS. THE FLOW VOLUME, VELOCITY AND DISCHARGE LOCATIONS WILL NOT CHANGE.
11. TRIBUTARY DRAINAGE: ADEQUATE PROVISIONS SHOULD BE MADE TO INTERCEPT AND CONDUCT THE TRIBUTARY OFF–SITE AND ON–SITE 100–YEAR DRAINAGE FLOWS AROUND AND THROUGH THE SITE IN A MANNER THAT WILL NOT ADVERSELY AFFECT ADJACENT OR DOWNSTREAM PROPERTIES AT THE TIME THE SITE IS DEVELOPED. THE PROJECT SITE SHALL BE DESIGNED IN A MANNER THAT PERPETUATES THE EXISTING NATURAL DRAINAGE PATTERNS WITH RESPECT TO TRIBUTARY DRAINAGE AREAS, OUTLET POINTS AND OUTLET CONDITIONS.
12. NATURAL DRAINAGE: THE NATURAL DRAINAGE COURSES TRAVERSING THE SITE SHALL NOT BE OCCUPIED OR OBSTRUCTED.
13. FEMA FLOOD ZONE: THE PROJECT IS LOCATED WITHIN FLOOD ZONE D ACCORDING TO FEMA PANEL NUMBER 06071C8100H DATED 8/28/2008. FLOOD HAZARDS ARE UNDETERMINED IN THIS AREA, BUT THEY ARE STILL POSSIBLE. HOWEVER, THE SITE IS LOCATED WITHIN A FLOOD HAZARD AREA FOR THE 100–YEAR FLOODPLAIN SHOWN ON THE AWARENESS MAPS PREPARED BY THE CALIFORNIA DEPARTMENT OF WATER RESOURCES (DWR). AWARENESS FLOODPLAINS IDENTIFY THE 100–YEAR FLOOD HAZARD AREAS USING APPROXIMATE ASSESSMENT PROCEDURES. THESE FLOODPLAINS WILL BE SHOWN SIMPLY AS FLOOD PRONE AREAS WITHOUT SPECIFIC DEPTHS AND OTHER FLOOD HAZARD DATA. THE REQUIREMENTS MAY CHANGE BASED ON THE RECOMMENDATIONS OF A DRAINAGE STUDY ACCEPTED BY THE LAND DEVELOPMENT DIVISION AND THE MOST CURRENT FLOOD MAP PRIOR TO ISSUANCE OF GRADING PERMIT.
14. ADDITIONAL DRAINAGE REQUIREMENTS: IN ADDITION TO DRAINAGE REQUIREMENTS STATED HEREIN, OTHER "ON–SITE" AND/OR "OFF–SITE" IMPROVEMENTS MAY BE REQUIRED WHICH CANNOT BE DETERMINED FROM TENTATIVE PLANS AT THIS TIME AND WOULD HAVE TO BE REVIEWED AFTER MORE COMPLETE IMPROVEMENT PLANS AND PROFILES HAVE BEEN SUBMITTED TO THIS OFFICE.
15. EROSION CONTROL INSTALLATION: EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED AT ALL PERIMETER OPENINGS AND SLOPES THROUGHOUT THE CONSTRUCTION OF THE PROJECT. NO SEDIMENT IS TO LEAVE THE JOB SITE.
16. JOSHUA TREES: ANY LAND DISTURBANCE SHALL BE KEPT AT LEAST 40 FEET AWAY FROM ANY JOSHUA TREE IN ORDER FOR THE DESIGN TO BE ACCEPTABLE. IF THE PROPOSED LAND DISTURBANCE IS WITHIN 40 FEET OF A JOSHUA TREE, THEN THE APPLICANT WILL NEED TO SUBMIT A SURVEY BY A LICENSED ARBORIST TO VERIFY THAT THE PROPOSED DESIGN WILL NOT DETRIMENTALLY AFFECT THE TREE. FOR ALL APPLICATIONS, PLOT PLANS MUST SHOW THE LOCATION OF ALL JOSHUA TREES ON A PARCEL.
17. STATE CONSTRUCTION STORMWATER GENERAL PERMIT: NOTICE OF INTENT (NOI) AND WDID # ARE REQUIRED ON ALL LAND DISTURBANCE OF ONE (1) ACRE OR MORE PRIOR TO ISSUANCE OF A GRADING/CONSTRUCTION PERMIT. FOR QUESTIONS REGARDING THE STATE CONSTRUCTION STORMWATER GENERAL PERMIT,

SURVEYOR/ENGINEER
HILLWIG–GOODROW, INC.
31419 OUTER HIGHWAY 10, SUITE 1–200
REDLANDS, CA 92373
PHONE: 909–794–2673
EMAIL: HG@HILLWIG–GOODROW.COM

GEOTECHNICAL ENGINEER
GEOTEK, INC.
ATTN: ANNA SCOTT
1548 NORTH MAPLE STREET
CORONA, CA 92878
PHONE: 951–710–1160
EMAIL: ASCOTT@GEOTEKUSA.COM

OWNER/DEVELOPER
JONATHAN SHOKRIAN
53252 PIPES CANYON ROAD
PIONEERTOWN, CA 92268

Revisions:				
No.	Date:	By:	Description:	Approved:
Designed:		Drawn:	Checked: ACH	

Seal: PROFESSIONAL LAND SURVEYOR ALAN C. HILLWIG No. 5137 STATE OF CALIFORNIA

Prepared under the Supervision of:

PROFESSIONAL LAND SURVEYOR LICENSE NO. 5137 — DATE

HILLWIG - GOODROW LAND SURVEYING · GPS · AERIAL MAPPING

HILLWIG - GOODROW, INC.
Land Surveying - GPS Surveys - Aerial Mapping
31419 Outer Highway 10, Suite 1-200 ■ Redlands, CA 92373 ■ (909) 794-2673

Scale: 1" = 200'
Date: April 30, 2026
BENCHMARK: SEE BENCHMARK NOTE ON SHEET 1

TENTATIVE TRACT MAP NO. 20612
APNS: 0594-351-32 & 33
PIPES CANYON ROAD, PIONEERTOWN
PREPARED FOR:
JONATHAN SHOKRIAN
53252 PIPES CANYON ROAD
PIONEERTOWN, CA 92268
Exhibit 4
F.N. | For: | F.B.

Sheet No. 1A OF 3 SHEET
FILE NO. 0972-002

PLOT DATE: 4/30/2026

J:\Clients\Shokrian, Jonathon\972-02 – GPA & TM, Pipes Canyon Rd\TM\972-02-Tentative Tract Map 20612 – 11x17.dwg

LEGEND

- PROJECT BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED RIGHT OF WAY
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- AREA ZONED RL-5
- AREA ZONED RC

① PROPOSED 104 FEET WIDE GRANT EASEMENT DEDICATION, FOR ROADWAY PURPOSES CENTERED ON EXISTING IMPROVEMENTS

② 60 FEET WIDE PRIVATE ACCESS EASEMENT

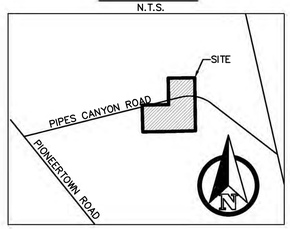
③ PROPOSED 30 FEET WIDE GRANT OF EASEMENT

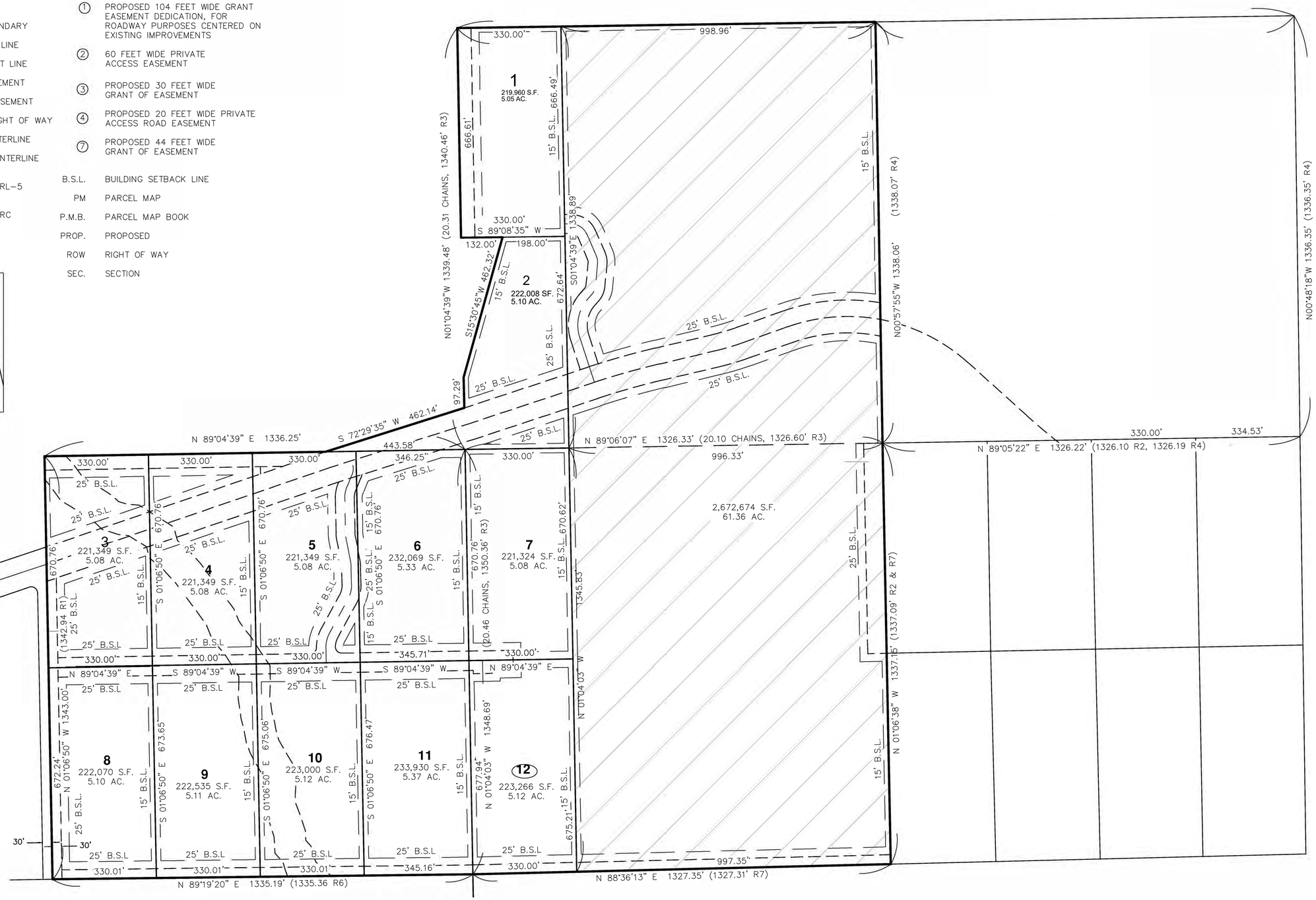
④ PROPOSED 20 FEET WIDE PRIVATE ACCESS ROAD EASEMENT

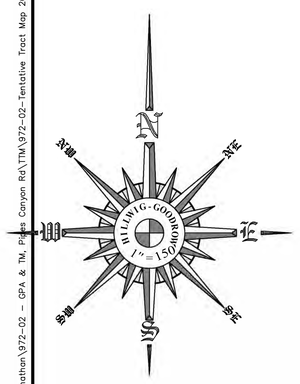
⑦ PROPOSED 44 FEET WIDE GRANT OF EASEMENT

B.S.L. BUILDING SETBACK LINE
PM PARCEL MAP
P.M.B. PARCEL MAP BOOK
PROP. PROPOSED
ROW RIGHT OF WAY
SEC. SECTION

VICINITY MAP
N.T.S.







150 0 75 150 300 600
1 inch = 150 ft.

J:\clients\Shokrian, Jonathan\972-02 - GPA & TM, Pipes Canyon Rd\TM\972-02-Tentative Tract Map 20612 - 11x17.dwg

Revisions:				
No.	Date:	By:	Description:	Approved:
Designed:		Drawn:	Checked: ACH	

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HILLWIG - GOODROW, INC.
Land Surveying - GPS Surveys - Aerial Mapping
31419 Outer Highway 10, Suite 1-200 ■ Redlands, CA 92373 ■ (909) 794-2673

Scale: 1" = 200'
Date: April 30, 2026
BENCHMARK: SEE BENCHMARK NOTE ON SHEET 1

TENTATIVE TRACT MAP NO. 20612
APNS: 0594-351-32 & 33
PIPES CANYON ROAD, PIONEERTOWN

PREPARED FOR:
JONATHAN SHOKRIAN
53252 PIPES CANYON ROAD
PIONEERTOWN, CA 92268

F.N. | For: | F.B.

Sheet No. 1 OF 3 SHEET
FILE NO. 0972-002

PLOT DATE: 4/30/2026

IN THE UNINCORPORATED AREA OF SAN BERNARDINO COUNTY

TENTATIVE TRACT MAP NO. 20612

BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF THE SOUTHEAST ¼ AND THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE OFFICE OF THE COUNTY RECORDER OF SAID OFFICE

NOTES:

- ALL PROPOSE PAD SLOPES SHOWN HEREON ARE 2:1; ROADWAY CUT SLOPES ARE 2:1; ROADWAY FILL SLOPES ARE 4:1 WHERE SUCH DOES NOT CREATE DISTURBANCE TO REGULATED TREES AND 2:1 WHERE DISTURBANCE WOULD OTHERWISE BE CREATED
- BUILDING PADS SHOWN ARE 80' BY 95'
- DRIVEWAYS SHOWN ARE 12' WIDE
- BUILDING PADS AND DRIVEWAYS ARE SHOWN TO INDICATE FEASIBILITY AND ARE NOT INTENDED TO BE A PART OF IMPROVEMENTS PERFORMED AS A PART OF THIS TRACT MAP.

OFFICIAL USE ONLY

LEGEND

- PROJECT BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED RIGHT OF WAY
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- WATERCOURSE FLOW (MINIMUM 15' EASEMENT)
- AREA ZONED RL-5
- AREA ZONED RC

(1) PROPOSED 104 FEET WIDE GRANT EASEMENT DEDICATION, FOR ROADWAY PURPOSES CENTERED ON EXISTING IMPROVEMENTS

(2) 60 FEET WIDE PRIVATE ACCESS EASEMENT

(3) PROPOSED 30 FEET WIDE GRANT OF EASEMENT

(4) PROPOSED 20 FEET WIDE PRIVATE ACCESS ROAD EASEMENT

(5) PROPOSED 26 FEET WIDE GRADED ROAD PER SAN BERNARDINO COUNTY STD 114

(6) MODIFIED HAMMERHEAD TURN AROUND PER SAN BERNARDINO COUNTY FIRE PREVENTION STANDARD DIAGRAM A-1.12

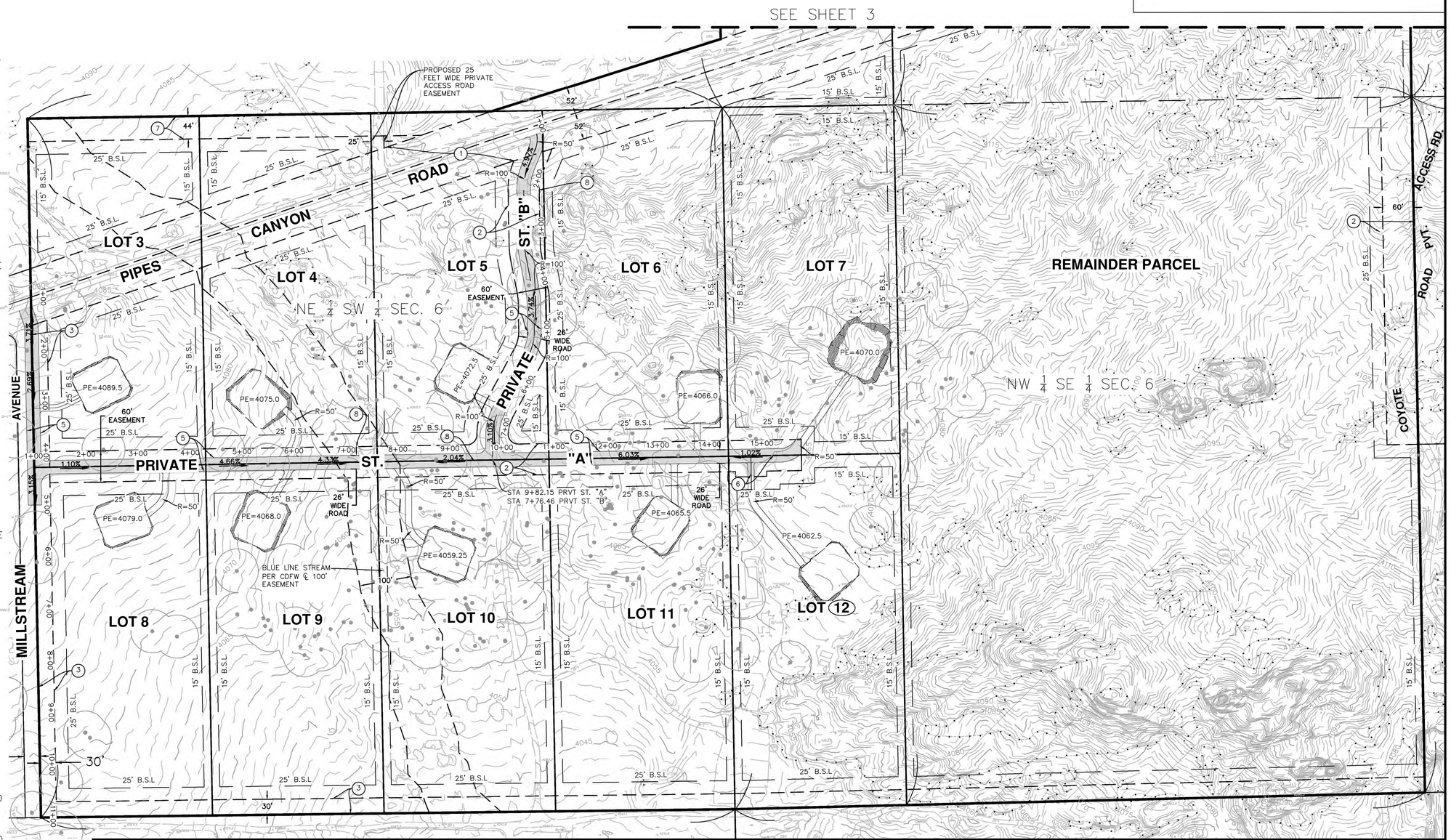
(7) PROPOSED 44 FEET WIDE GRANT OF EASEMENT

(8) PROPOSED CHANNEL CROSSING PER SAN BERNARDINO COUNTY STD. DWG. NO. 200A

B.S.L. BUILDING SETBACK LINE
PM PARCEL MAP
P.M.B. PARCEL MAP BOOK
PROP. PROPOSED
ROW RIGHT OF WAY
SEC. SECTION

REGULATED TREE WITH 40 FT. RADIUS

PROPOSED A.C. PAVED ROAD



100 0 50 100 200 400

1 inch = 100 ft.

Revisions:				
No.	Date:	By:	Description:	Approved:
Designed:		Drawn:	Checked: ACH	

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Prepared under the Supervision of:

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Land Surveying - GPS Surveys - Aerial Mapping
31419 Outer Highway 10, Suite 1-200 ● Redlands, CA 92373 ● (909) 794-2673

Scale: 1" = 100'
BENCHMARK: SEE BENCHMARK NOTE ON SHEET 1
Date: April 30, 2026

TENTATIVE TRACT MAP NO. 20612
ACCESS AND PAD FEASABILITY EXHIBIT
PIPES CANYON ROAD, PIONEERTOWN

PREPARED FOR:
JONATHAN SHOKRIAN
53252 PIPES CANYON ROAD
PIONEERTOWN, CA 92268

F.N. | For: | F.B.

Sheet No. 2 OF 3 SHEET
FILE NO. 0972-002

PLOT DATE: 4/30/2026

J:\clients\Shokrian, Jonathan\972-02 - GPA & TM, Pipes Canyon Rd\TTM\972-02-Tentative Tract Map 20612 - 11x17.dwg

IN THE UNINCORPORATED AREA OF SAN BERNARDINO COUNTY

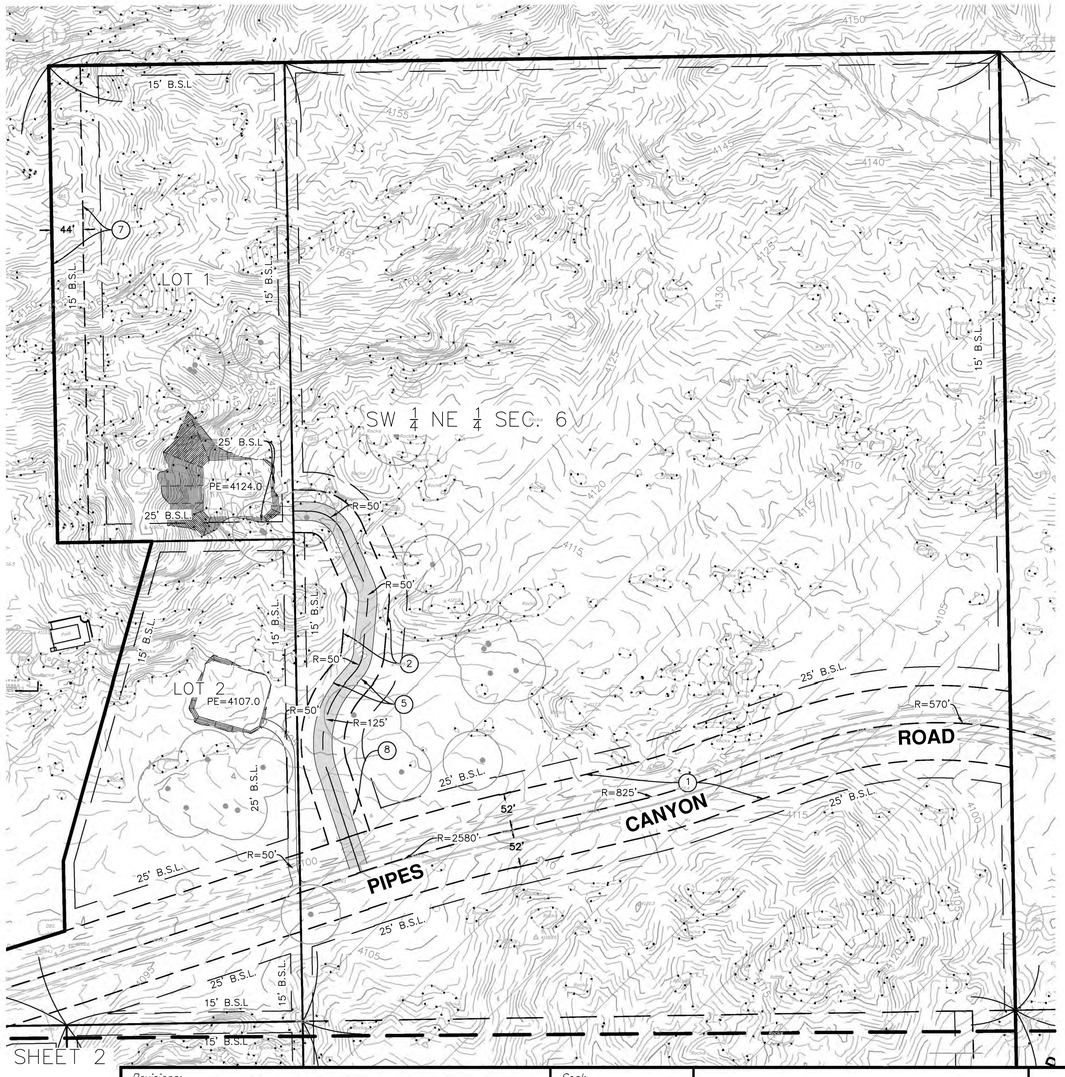
TENTATIVE TRACT MAP NO. 20612

BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF THE SOUTHEAST ¼ AND THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE OFFICE OF THE COUNTY RECORDER OF SAID OFFICE

OFFICIAL USE ONLY

NOTES:

- ALL PROPOSE PAD SLOPES SHOWN HEREON ARE 2:1; ROADWAY CUT SLOPES ARE 2:1; ROADWAY FILL SLOPES ARE 4:1 WHERE SUCH DOES NOT CREATE DISTURBANCE TO REGULATED TREES AND 2:1 WHERE DISTURBANCE WOULD OTHERWISE BE CREATED
- BUILDING PADS SHOWN ARE 80' BY 95'
- DRIVEWAYS SHOWN ARE 12' WIDE
- BUILDING PADS AND DRIVEWAYS ARE SHOWN TO INDICATE FEASIBILITY AND ARE NOT INTENDED TO BE A PART OF IMPROVEMENTS PERFORMED AS A PART OF THIS TRACT MAP.



LEGEND

- PROJECT BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED RIGHT OF WAY
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- WATERCOURSE FLOW
- AREA ZONED RL-5
- AREA ZONED RC

① PROPOSED 104 FEET WIDE GRANT EASEMENT DEDICATION, FOR ROADWAY PURPOSES CENTERED ON EXISTING IMPROVEMENTS

② 60 FEET WIDE PRIVATE ACCESS EASEMENT

⑤ PROPOSED 26 FEET WIDE GRADED ROAD PER SAN BERNARDINO COUNTY STD 114

⑦ PROPOSED 44 FEET WIDE GRANT OF EASEMENT

⑧ PROPOSED CHANNEL CROSSING PER SAN BERNARDINO COUNTY STD. DWG. NO. 200A

B.S.L. BUILDING SETBACK LINE
PM PARCEL MAP
P.M.B. PARCEL MAP BOOK
PROP. PROPOSED
ROW RIGHT OF WAY
SEC. SECTION

REGULATED TREE WITH 40 FT. RADIUS

PROPOSED A.C. PAVED ROAD

100 0 50 100 200 400
1 inch = 100 ft.

J:\clients\Shokrian, Jonathan\972-02 - GPA & TM, Pipes Canyon Rd\TTM\972-02-Tentative Tract Map 20612 - 11x17.dwg

Revisions:

No.	Date:	By:	Description:	Approved:

Designed: | Drawn: | Checked: ACH

Seal: PROFESSIONAL LAND SURVEYOR ALAN C. HILLWIG No. 5137 STATE OF CALIFORNIA

Prepared under the Supervision of:

PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5137

DATE

HILLWIG - GOODROW, INC.
Land Surveying - GPS Surveys - Aerial Mapping
31419 Outer Highway 10, Suite 1-200 ▪ Redlands, CA 92373 ▪ (909) 794-2673

Scale: 1" = 100'
Date: April 30, 2026
BENCHMARK: SEE BENCHMARK NOTE ON SHEET 1
F.N. | For: | F.B.

TENTATIVE TRACT MAP NO. 20612
ACCESS AND PAD FEASABILITY EXHIBIT
PIPES CANYON ROAD, PIONEERTOWN

PREPARED FOR:
JONATHAN SHOKRIAN
53252 PIPES CANYON ROAD
PIONEERTOWN, CA 92268

Sheet No. 3 OF 3 SHEET
FILE NO. 0972-002

PLOT DATE: 4/30/2026

CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

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

A Native American Heritage Commission (NAHC) Sacred Lands File search was requested by South Environmental on December 10, 2024. The NAHC responded to the request on December 27, 2024, and reported negative results. The NAHC recommended contacting the Native American tribes listed in Table 2, for additional information or knowledge they may have regarding the presence of cultural resources that may be impacted by the proposed project. On December 30, 2024, South Environmental sent letters to each contact provided by the NAHC.

As detailed in Table 2, three tribal contacts have responded to the outreach letters to date. The Agua Caliente Band of Cahuilla Indians and Quechan Tribe of the Fort Yuma Reservation defer to tribes in closer proximity to the Project site. The San Manuel Band of Mission Indians stated that the area is sensitive due to the presence of a culturally significant geological formation in the area.

Table 2 Summary of Native American Outreach

Native American Tribal Contact	Method of Notification/Date	Response Received
Agua Caliente Band of Cahuilla Indians Lacy Padilla, Director of Historic Preservation/THPO Cultural Affiliation: Cahuilla	Letter sent via email on December 30, 2024, and January 9, 2025.	Responded via email on January 9, 2025: “A records check of the Tribal Historic Preservation Office’s cultural registry revealed that this project is not located within the Tribe’s Traditional Use Area. Therefore, we defer to the other tribes in the area.”
Morongo Band of Mission Indians Robert Martin, Chairperson Cultural Affiliation: Cahuilla Serrano	Letter sent via email on December 30, 2024, and January 9, 2025.	No response to date.
Morongo Band of Mission Indians Ann Brierty, THPO Cultural Affiliation: Cahuilla Serrano	Letter sent via email on December 30, 2024, and January 9, 2025.	No response to date.
Quechan Tribe of the Fort Yuma Reservation Manfred Scott, Acting Chairman - Kw'ts'an Cultural Committee Cultural Affiliation: Quechan	Letter sent via email on December 30, 2024.	Jill McCormick responded on December 30, 2024, on behalf of the Quechan Tribe of the Fort Yuma Reservation. See response below.
Quechan Tribe of the Fort Yuma Reservation Jill McCormick, Historic Preservation Officer Cultural Affiliation: Quechan	Letter sent via email on December 30, 2024.	Responded via email on behalf of the Quechan Tribe of the Fort Yuma Reservation on December 30: “The Historic Preservation Office does not wish to comment on this project. We

Native American Tribal Contact	Method of Notification/Date	Response Received
		defer to the local Tribes and support their determinations on this matter."
Quechan Tribe of the Fort Yuma Reservation Jordan Joaquin, President, Quechan Tribal Council Cultural Affiliation: Quechan	Letter sent via email on December 30, 2024.	Jill McCormick responded on December 30, 2024, on behalf of the Quechan Tribe of the Fort Yuma Reservation. See response above.
San Manuel Band of Mission Indians Alexandra McCleary, Senior Manager of Cultural Resources Management Cultural Affiliation: Serrano	Letter sent via email on December 30, 2024, and January 9, 2025.	Responded on January 10, 2025, via email: "Based on our current knowledge, the proposed Project site is considered culturally sensitive due to its proximity to a known place consisting of a geologic feature that is culturally significant to the Tribe. As the area is of concern, the Tribe will wish to engage in government-to-government consultation pursuant to AB 52 with the Lead Agency for the project."
Serrano Nation of Mission Indians Mark Cochrane, Co-Chairperson Cultural Affiliation: Serrano	Letter sent via email on December 30, 2024, and January 9, 2025.	No response to date.
Serrano Nation of Mission Indians Wayne Walker, Co-Chairperson Cultural Affiliation: Serrano	Letter sent via email on December 30, 2024, and January 9, 2025.	No response to date.

Native American Tribal Contact	Method of Notification/Date	Response Received
Twenty-Nine Palms Band of Mission Indians Nicolas Garza, Cultural Resources Specialist Cultural Affiliation: Chemehuevi	Letter sent via email on December 30, 2024, and January 9, 2025.	No response to date.
Twenty-Nine Palms Band of Mission Indians Christopher Nicosia, Cultural Resources Manager/THPO Manager Cultural Affiliation: Chemehuevi	Letter sent via email on December 30, 2024, and January 9, 2025.	No response to date.
Twenty-Nine Palms Band of Mission Indians Sarah O'Brien, Tribal Archivist Cultural Affiliation: Chemehuevi	Letter sent via email on December 30, 2024, and January 9, 2025.	No response to date.

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

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.

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

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:

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

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

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: (To be completed by the Lead Agency)

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

☐	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION should 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.

Madeline Luke
Signature: (prepared by, Name, Planner)

May 12, 2026
Date

Vanessa Norwood
Signature:(Name , Supervising Planner)

May 12, 2026
_ 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):*

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

Less than Significant Impact. Scenic vistas in the Project area consist of expansive regional views toward surrounding hills and distant mountain ranges, as experienced from public vantage points such as Pipes Canyon Road. These views are broad in scale and are not dependent on the preservation of specific on-site visual features or narrow view corridors.

The Proposed Tentative Tract Map will subdivide the approximately 122.98-acre Project site into 13 lots, including 12 residential lots with a minimum lot size of five acres and one large parcel retained as open space under Resource Conservation (RC) zoning. Residential development will be clustered on the western portion of the Project site, while the eastern portion will remain undeveloped, maintaining open visual continuity across a substantial portion of the property.

Future residential development will be required to comply with San Bernardino County Development Code standards, including a maximum building height of 35 feet and required setbacks from property lines and public roadways. These County-mandated

setbacks will increase the distance between future structures and public viewing areas, while the height limitation will restrict vertical massing. Together, these standards ensure that future residences will remain visually subordinate to the surrounding landscape and will not substantially block or interrupt regional scenic views.

Therefore, the Proposed Project will not have a substantial adverse effect on a scenic vista, and impacts will be less than significant. Mitigation measures are not required.

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

Less than Significant Impact. The Project site is not located within the viewshed of a designated or eligible State Scenic Highway. The nearest roadway with scenic highway status is State Route 62, which is designated as an eligible State Scenic Highway in segments east of Yucca Valley. The Project site is located approximately 6.8 miles north of State Route 62 and is separated from the highway by distance and intervening topography, such that development associated with the Proposed Project will not be visible from the scenic highway corridor (Caltrans, 2023; San Bernardino County, 2020).

State Route 247 (Old Woman Springs Road), located east of the Project site, is not designated as a State Scenic Highway (Caltrans, 2023). No historic buildings or designated scenic resources associated with a State Scenic Highway are present on the Project site. While the site contains native desert vegetation and rock outcroppings characteristic of the region, the Proposed Project does not involve development within a scenic highway corridor. Accordingly, the Proposed Project will not substantially damage scenic resources within a State Scenic Highway corridor, and impacts will be less than significant. Mitigation measures are not required.

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?*

Less than Significant Impact. The Project site is located in a non-urbanized rural area characterized by large parcels, low-density residential development, undeveloped desert land, and open space. Existing public views of the Project site are primarily experienced from Pipes Canyon Road and nearby local roadways, where the visual character is defined by dispersed rural residences, native desert vegetation, and open landscapes (San Bernardino County, 2020).

The Proposed Project is consistent with the site's Rural Living (RL-5) zoning designation, which allows low-density residential development on large five-acre lots. As shown on Tentative Tract Map No. 20612, residential development will be clustered on the western portion of the Project site, while a substantial portion of the eastern site will be retained as open space under Resource Conservation (RC) zoning. This site design limits the extent of visible development and maintains the prevailing rural visual character of the area (San Bernardino County Development Code).

Future residential development will be required to comply with County standards governing building height, setbacks, and site development. Compliance with these standards will ensure that future structures remain visually compatible with the surrounding rural landscape and will not substantially degrade the existing visual character

or quality of public views. Therefore, impacts related to visual character will be less than significant. Mitigation measures are not required.

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

Less than Significant Impact. The Proposed Tentative Tract Map does not include immediate construction; however, future residential development may introduce limited sources of lighting such as exterior residential lighting, security lighting, and vehicle headlights. Such lighting will be subject to San Bernardino County Development Code Section 83.07.040, which regulates outdoor lighting to minimize glare, light spillover, and light trespass in rural and natural areas.

Compliance with County lighting standards will ensure that future lighting remains appropriately shielded and scaled for the rural setting. No sources of substantial daytime glare are proposed. Accordingly, the Proposed Project will not create a new source of substantial light or glare that will adversely affect day or nighttime views, and impacts will be less than significant. Mitigation measures are not 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):*

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?*

No Impact. According to the California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP), the Project site is not designated as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance. The site is mapped as "Other Land," which includes lands not used for agricultural production and lands supporting natural desert vegetation (California Department of Conservation, 2024).

Because the Project site does not contain farmland as defined by FMMP, implementation of the proposed subdivision will not result in the conversion of important farmland to non-agricultural use. No impact will occur. Mitigation measures are not required.

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

No Impact. The Project site is zoned Rural Living – Five Acre Minimum (RL-5) and Resource Conservation (RC) under the San Bernardino County Development Code. These zoning designations are intended to accommodate low-density residential development and open space preservation rather than commercial or intensive agricultural production (San Bernardino County Development Code; San Bernardino County, 2020).

While limited, incidental agricultural activities may occur on rural residential parcels, the proposed subdivision will not remove land from an agricultural zoning designation or otherwise conflict with land use regulations intended to preserve agricultural resources. In addition, the Project site is not subject to a Williamson Act contract pursuant to the California Land Conservation Act of 1965 (San Bernardino County, 2024). Therefore, the proposed project will not conflict with existing agricultural zoning or a Williamson Act contract, and no impact will occur. Mitigation measures are not required.

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))?*

No Impact. The Project site is not designated or zoned as forest land, timberland, or Timberland Production Zone under applicable state or local definitions. The site is located in a high desert environment within the Morongo Basin and does not support forest land as defined by the California Public Resources Code, nor is it identified as timberland or Timberland Production Zone land (San Bernardino County, 2024;

The site is zoned Rural Living – Five Acre Minimum (RL-5) and Resource Conservation (RC) under the San Bernardino County Development Code. No rezoning of forest land or timberland is proposed or required to implement the project, and the proposed subdivision will not alter any existing forest or timber-related land use designations. Therefore, the project will not conflict with existing zoning for forest land or timberland, nor will it result in the rezoning of such lands. No impact will occur. Mitigation measures are not required.

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

No Impact. The Project site does not contain forest land, timberland, or land managed for commercial timber production as defined by the California Public Resources Code or Government Code. The site is located in a high desert environment and supports native desert vegetation, including desert scrub and Joshua tree woodland, which does not meet the statutory definition of forest land or timberland (California Department of Conservation, 2024). Because no forest land is present on the Project site, implementation of the proposed subdivision will not result in the loss or conversion of forest land to non-forest use. No impact will occur.

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?*

No Impact. The proposed project involves the subdivision of a rural residential parcel consistent with existing County land use designations and zoning. The project does not propose changes to surrounding land use patterns, infrastructure, or access that will induce agricultural or forest land conversion on adjacent properties. Surrounding land uses consist primarily of low-density rural residential development and undeveloped desert land rather than active agricultural operations or forest land (San Bernardino County, 2020).

In addition, the Project site is not designated as important farmland under the Farmland Mapping and Monitoring Program and does not contain forest land or timberland. As a result, the project does not involve other changes that could indirectly result in the conversion of farmland or forest land. No impact will occur. Mitigation measures are not required.

Mitigation Measures:

No mitigation 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):*

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

Less than Significant Impact. An Air Quality and Greenhouse Gas Emissions Assessment dated February 2025, was prepared for the Project by MD Acoustics LLC (Appendix A). The assessment evaluated the Project's consistency with the Mojave Desert Air Quality Management District (MDAQMD) 2016, Air Quality Management Plan (AQMP) and applicable federal and State ambient air quality standards.

The Project site is located in the MDAQMD. The MDAQMD and 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 are 1997, State Implementation Plan for O3, PM10, and NO2; and 1995, Mojave Desert Planning Area Federal PM10 Attainment Plan; no formal action by the EPA. The MDAQMD completed the MDAQMD 2004, Ozone Attainment Plan (State and federal) in April 2004, which has been approved by the EPA (Appendix A).

According to the MDAQMD, a project is conforming, if it complies with all applicable District rules and regulations, complies with all proposed control measures that are not yet adopted from the applicable plans, and is consistent with the growth forecasts in the applicable plans (or is directly included in the applicable plan). The Project site has a land use designation of Rural Living (RL-5) five-acre lot minimum per the County of San Bernardino General Plan. The project will generate 12 single family residential lots at a five-acre minimum which is consistent with the County's designated land use of RL-5 (Appendix A).

Violation of Air Quality Standards or Substantial Contribution to Air Quality Violations. The MDAQMD currently recommends that projects with construction-related and/or operational emissions that exceed any of the following emissions thresholds shall be considered significant (Appendix A).

- 25 tons per year or 137 pounds per day pounds per day of VOC
- 25 tons per year or 137 pounds per day of NOx
- 100 tons per year or 548 pounds per day of CO
- 25 tons per year or 137 pounds per day of Sox
- 15 tons per year or 82 pounds per day of PM10
- 12 tons per year or 65 pounds per day of PM2.5

Table 3 Project Significance - Construction Emissions (pounds/day)

Construction Year	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO2	PM10	PM2.5
2025	3.41	32.50	31.60	0.08	9.26	5.25
2026	7.47	18.10	25.20	0.04	1.04	0.74
2027	7.39	17.50	25.10	0.04	0.97	0.68
Maximum Daily Emissions	**7.47**	**32.50**	**31.60**	**0.08**	**9.26**	**5.25**
MDAQMD Thresholds	**137**	**137**	**548**	**137**	**82**	**65**
Exceeds Thresholds	No	No	No	No	No	No

Notes:
[1] Source: CalEEMod Version 2022.1.1.29. Appendix A
[2] On-site emissions from equipment operated on-site that is not operated on public roads. On-site grading PM-10 and PM-2.5 emissions show mitigated values for fugitive dust for compliance with MDAQMD Rule 403.
[3] Off-site emissions from equipment operated on public roads.
[4] Construction, architectural coatings and paving phases may overlap.
Source: Appendix A of the ISMND page 23 Table 6 Project Significant – Construction Emissions (pounds/day)

As shown in Table 3, Project construction source emissions will not cause or substantively contribute to violation of the California Ambient Air Quality Standards (CAAQS) or National Ambient Air Quality Standards (NAAQS). The project is under the MDAQMD established thresholds and is therefore in compliance (Appendix A).

Table 4 Project Significance - Operational Emissions (tons/year)

Activity	Pollutant Emissions (tons/year)[1]					
	VOC	NOx	CO	SO2	PM10	PM2.5
Area Sources[2]	0.84	0.01	0.88	0.00	0.11	0.11
Energy Usage[3]	0.00	0.02	0.01	0.00	0.00	0.00
Mobile Sources[4]	0.09	0.11	0.77	0.00	0.18	0.05
Total Emissions	**0.93**	**0.14**	**1.66**	**0.00**	**0.29**	**0.16**
MDAQMD Annual Thresholds	**25**	**25**	**100**	**25**	**15**	**12**
Exceeds Threshold?	No	No	No	No	No	No

Notes:
[1] Source: CalEEMod Version 2022.1.1.29. Appendix A.
[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.
[5] Stationary sources consist of emissions from onsite generator.
Source: Appendix A of the ISMND Page 24 Table 7 Project Significance - Operational Emissions (tons/year)

As shown in Table 3 and Table 4 above, the project's emissions do not exceed any MDAQMD thresholds during either short-term construction or long-term operation of the project. The project is also consistent with the General Plan Land Use designation of RL-5 with 12 single family residential lots at a minimum of 5 acres per lot. The proposed project is not anticipated to exceed the Attainment Plan assumptions for the Project site and will not conflict with implementation of MDAQMD attainment plans (Appendix A). Impacts will be less than significant. Mitigation measures are not required.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?

Less than Significant Impact. An Air Quality and Greenhouse Gas Emissions Assessment dated February 2025, was prepared for the Project by MD Acoustics LLC (Appendix A).

The Mojave Desert Air Basin (MDAB) has been designated by the EPA as a non-attainment area for ozone (O3) and suspended particulates matter (PM10). Currently, the Basin is in attainment, with the ambient air quality standards for carbon monoxide (CO), lead, sulfur dioxide (SO2), nitrogen dioxide (NO2) and particulate matter (PM2.5). 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 (Appendix A).

Construction activities are also a source of fugitive dust emissions that will have a temporary impact to local air quality. Fugitive dust emissions are associated with land clearing, ground excavation, cut-and-fill, and truck travel on unpaved roadways. The Project will be required to adhere to Rule 402 (Nuisance) and Rule 403.2 (Fugitive Dust Control for the Mojave Desert Planning Area); which includes 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(Appendix A).

As shown above in Table 3 and Table 4, Project short-term construction and project long-term operations will generate emissions of NOx, ROG, CO, SO2, PM10, and PM2.5, which will not exceed the Mojave Desert Air Quality Management District (MDAQMD) regional thresholds and will 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) (Appendix A). Therefore, operation of the project will not result in a cumulatively considerable net increase for non-attainment of criteria pollutants or ozone precursors. Cumulative impacts will be less than significant. Mitigation measures are not required.

c) *Expose sensitive receptors to substantial pollutant concentrations?*

Less than Significant Impact. An Air Quality and Greenhouse Gas Emissions Assessment dated February 2025, was prepared for the Project by MD Acoustics LLC (Appendix A).

A sensitive receptor is a person or group in the population particularly susceptible (i.e., more susceptible than the population at large) to health effects due to exposure to an air contaminant. Sensitive receptors and the facilities that house them are of particular concern if they are located in close proximity to localized sources of carbon monoxide, toxic air contaminants, or odors. Residences, long-term health care facilities, schools, rehabilitation centers, playgrounds, convalescent centers, childcare centers, retirement homes, and athletic facilities are generally considered sensitive receptors (Appendix A).

Given the relatively limited number of heavy-duty construction equipment, 18-month construction schedule, the nearest sensitive receptors over 80 feet from the property line, and the overall construction area of 60 acres, the proposed project will not result in a long-term substantial source of toxic air containment emissions and corresponding individual cancer risk. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any regional thresholds. Therefore, no significant short-term toxic air contaminant impacts will occur during construction of the proposed project (Appendix A).

As the proposed project involves the construction of single-family residences, the project will be considered a sensitive receptor. The project will be over 14,000 feet (2.65 miles) from the nearest major road, State Route 247 (Appendix A).

Furthermore, the project is only anticipated to generate approximately 113 daily vehicle trips per California Emissions Estimator Model (CalEEMod) default estimates for the project (Appendix A). Therefore, as the proposed project does not generate more than 50,000 vehicles per day, a project-specific health risk assessment is not required or warranted (Appendix A). Impacts to nearby sensitive receptors such as existing residences located 80 feet west of the Project site are considered to be less than significant. Mitigation measures are not required.

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

Less than Significant Impact. An Air Quality and Greenhouse Gas Emissions Assessment dated February 2025, was prepared for the Project by MD Acoustics LLC (Appendix A).

Diesel exhaust and Volatile Organic Compounds (VOCs) will be emitted during construction of the project. However, emissions will disperse rapidly from the Project site and therefore will not reach an objectionable level at the nearest sensitive receptors, the residences located 80 feet to the west. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors will occur during construction of the proposed project (Appendix A).

Established requirements, including Mojave Desert Air Quality Management District (MDAQMD) Rules 402 and 403.2, addressing construction equipment operations, and construction material use, storage, and disposal requirements act to minimize odor impacts that may result from construction activities. Moreover, construction-source odor emissions will be temporary, short-term, and intermittent in nature and will not result in persistent impacts that will affect substantial numbers of people. Potential construction-source odor impacts are therefore considered less-than-significant. As the project is a single-family

residential development, which do not typically involve generation of significant odors, no significant impact related to odors will occur during the on-going operations of the proposed project (Appendix A). Therefore, the project will not result in emissions leading to odors that will adversely affect a substantial number of people. Impacts will be less than significant. Mitigation measures are not required.

Mitigation Measures:

No mitigation 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 ☒):*

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?*

Less than Significant Impact with Mitigation Incorporated. A Biological Resources Assessment (BRA), dated March 2025, and revised on January 2026, was prepared for the Project site by South Environmental (Appendix B.1). The BRA (Appendix B.1) includes the Rare Plant Survey, Western Joshua Tree Survey, and Jurisdictional Delineation prepared for the Project.

The Project site and surrounding areas were assessed for native habitats that could support sensitive wildlife species. Additionally, the evaluation included identifying sensitive habitats such as wetlands, vernal pools, riparian zones, and jurisdictional areas.

There are two land cover types and two plant communities in the study area and the Project site. The project will result in the permanent removal of 0.55 acres of Desert Almond Scrub and 4.48 acres of Joshua Tree Woodland. The Joshua Tree Woodland is classified as a sensitive natural community by the California Department of Fish and Wildlife (CDFW) due to its state rarity ranking of 3.2. Both the Desert Almond Scrub and Joshua Tree Woodland communities have the potential to support special-status species, including the Western Joshua tree. As a result, the project may have significant impacts on sensitive natural communities and habitats for special-status species.

Nesting Birds and Raptors

The proposed development will require the removal of trees, shrubs, and herbaceous plants, which could serve as nesting habitats for birds and raptors protected under the Migratory Bird Treaty Act (MBTA), Migratory Bird Protection Act (MBPA), and the California Fish and Game Code. Special-status species such as Bendire's thrasher and Le Conte's thrasher may also be affected. If vegetation removal occurs while nests are active, it could result in the destruction or disturbance of eggs or young, violating these regulations. Additionally, indirect effects from noise or vibrations could disrupt nearby nests, potentially leading to nest failure (Appendix B.1). To prevent such impacts, preconstruction nesting bird surveys and monitoring are required per Mitigation Measure BIO-1.

Special-Status Plants

The Western Joshua Tree is widespread throughout the Project site, along with 13 other special-status plant species that have a moderate to high potential of occurring within impacted areas. These species include San Bernardino milk vetch, triple-ribbed milk vetch, Fremont barberry, Pinyon rockcress, Shockley's rockcress, white-bracted spineflower, San Bernardino Mountains dudleya, Parish's daisy, Pioneertown linanthus, Little San Bernardino Mountains linanthus, Robinson's monardella, Letermer's woodland-gilia, and southern jewelflower. These species are classified under the California Rare Plant Rank (CRPR) 1B-2B, indicating they are rare, threatened, or endangered in California (Appendix B.1).

These plants may be present within Desert Almond Scrub and Joshua Tree Woodland habitats on-site and in adjacent areas affected by the development. According to CEQA, full avoidance of these species is recommended, as impacts will be considered significant (Appendix B.1). Implementation of Mitigation Measure BIO-2 requires a botanical survey, compliance with conservation laws, and a mitigation plan if these plants are identified. These measures will help avoid or mitigate impacts to a less than significant level per CEQA requirements.

Western Joshua Tree Conservation

South Environmental conducted an inventory of Western Joshua Trees within the proposed development footprint and a 100-foot buffer. A total of 548 Western Joshua Trees were identified in the survey area. Of these, 254 were classified as Class A, 282 as Class B, and 12 as Class C. Among the trees surveyed, eight were dead (one Class A and seven Class B), and 175 were mature, with 148 mature trees exhibiting fruits or flowers (Appendix B.1).

A total of 305 Joshua trees are located within 15 meters of the proposed project footprint, of which 58 trees will be removed due to their location within the footprint. The proposed removals consist of 28 Class A, 28 Class B, and two Class C trees. Overall, the Joshua tree population within the survey area is in good health, with a mix of size classes and evidence of regeneration. Although the proposed removals represent approximately 10 percent of the Joshua trees surveyed, numerous Joshua trees occur in surrounding areas and form contiguous plant communities with those on the Project site, such that the proposed removals represent a small fraction of the regional Joshua tree population (Appendix B.1).

To address these impacts, Mitigation Measure MM BIO-3 requires project compliance with the Western Joshua Tree Conservation Act and applicable County requirements, including preconstruction surveys, mapping, and implementation of avoidance and protection measures to the maximum extent feasible. This measure ensures that all Joshua trees are clearly identified prior to construction and that project design and construction activities incorporate avoidance wherever possible (Appendix B.1).

Mitigation Measure MM BIO-4 requires full avoidance of additional impacts to Western Joshua trees beyond those already identified for removal by establishing clearly defined no-disturbance buffers around all Joshua trees designated for preservation. MM BIO-4 ensures full avoidance by prohibiting grading, vegetation removal, or construction activities within these buffer areas and by requiring construction monitoring and compliance verification to prevent inadvertent encroachment or damage during project implementation.

With implementation of Mitigation Measures MM BIO-3 and MM BIO-4, impacts to Western Joshua Trees will be avoided or minimized to the extent required by state and local regulations, and impacts will be reduced to less than significant.

Special-Status Wildlife

A total of 7 special-status animals have a moderate or high potential to occur on the site and be impacted by the project: Crotch's bumble bee, pallid San Diego pocket mouse, Mojave desert tortoise, coast horned lizard, American badger, Bendire's thrasher, and Le Conte's thrasher. These species have the potential to occur within the Desert Almond Scrub and Joshua Tree Woodland on the Project site and study area (Appendix B.1).

Crotch's Bumble Bee

There is suitable habitat within the Desert Almond Scrub and Joshua Tree Woodland and presence of food plant genera, Eriogonum sp. and Phacelia sp., on the Project site that could serve as a host plant habitat for Crotch's bumble bee. There are also rock outcrops onsite that could serve as suitable nesting locations. If present during the proposed development, construction activities have the potential to impact this species by destroying their nests that are made in tufts of grass, dead trees, rock piles, or underground. No nests or colonies were observed during the survey; however, they could establish a colony prior to the start of work. Considering the 60-acres remainder parcel will be conserved, potential habitat areas will be maintained in the region and the impacts to habitat will be less than significant according to California Environmental Quality Act (CEQA). However, impacts to nests or individual bees will be considered significant and will require a permit to take (Appendix B.1). Mitigation Measure BIO-5 includes preconstruction surveys and avoidance of nests/colonies to reduce the potential direct impact to Crotch's bumble bee (Appendix B.1). Implementation of BIO-5 will reduce potential impacts to less than significant.

Mojave Desert Tortoise

Mojave desert tortoises have the potential to occur on the Project site due to suitable habitat within both the Desert Almond Scrub and Joshua Tree Woodland. If this species is present within the development area during construction activities, they could be crushed and killed or injured. Impacts to Mojave desert tortoise, active burrows, or nests will require a take permit. To determine the presence/absence of Mojave desert tortoise on the Project site a focused survey per the United States Fish and Wildlife Survey (USFWS) Survey Protocol for Mojave desert tortoise (USFWS 2019) is included as a mitigation measure, see Mitigation Measure BIO-6 (Appendix B.1). With the implementation of Mitigation Measure BIO-6 potential impacts will be reduced to less than significant.

American Badger

America Badger has the potential to occur on the Project site due to suitable habitat within both the Desert Almond Scrub and the Joshua Tree Woodland. The proposed project is within and adjacent to habitat that is suitable for America badger during foraging, burrowing, or movement events. The project proposes to conserve 60-acres of potential habitat on the Project site which will compensate for any habitat loss from the development. However, active badger nests must be avoided by the project. American badger's use fossorial nests that can be identified during the focused survey described in Mitigation Measure BIO-7 to avoid potential impacts to American badgers. American badger shall be included in that survey concurrently, and if active burrows are identified they must be

avoided by the project. If active burrows cannot be avoided CDFW must be consulted (Appendix B.1).

Coast Horned Lizard

Coast horned lizard has the potential to occur on the Project site due to the presence of suitable habitat within both Desert Almond Scrub and Joshua Tree Woodland communities. Loss of potential habitat for this species will be less than significant because the project includes approximately 60 acres of conserved Joshua tree woodland, which will preserve suitable habitat outside the development footprint and maintain habitat availability within the local area (Appendix B.1).

However, if coast horned lizard individuals are present within the active development area during construction activities, they could be injured or killed through ground-disturbing activities or equipment movement. This impact is limited to the construction phase and is related to the potential presence of individuals within the disturbance footprint rather than long-term habitat loss (Appendix B.1).

Mitigation Measure BIO-7 directly addresses this impact by requiring preconstruction surveys, worker environmental awareness training, and implementation of avoidance and relocation procedures if coast horned lizard is detected within the construction area. These measures reduce the likelihood of direct mortality by ensuring that individuals are identified prior to construction, avoided where feasible, and relocated out of harm's way by a qualified biologist if necessary (Appendix B.1). With implementation of Mitigation Measure BIO-7, the potential for injury or mortality of coast horned lizard during construction will be minimized, and impacts will be reduced to a less-than-significant level.

Pallid San Diego Pocket Mouse

Pallid San Diego pocket mouse has the potential to occur on the Project site due to suitable habitat within both the Desert Almond Scrub and the Joshua Tree Woodland. Pallid San Diego pocket mouse does not have a federal or state listing but is listed on the CDFW's Special Animals List with a global rarity ranking of G5T3T4 and a state rarity ranking of S3S4 indicating that there is uncertainty about the status and the species is not yet confirmed to be rare, threatened, or endangered. The project proposes to conserve 60-acres of potential habitat on the Project site which will compensate for any habitat loss from the development (Appendix B.1). Because the species is not known to be at risk and potential habitat loss will be mitigated, impacts will be less than significant.

Bendire's Thrasher and Le Conte's Thrasher

Bendire's thrasher and Le Conte's thrasher are California Department of Fish and Wildlife (CDFW) Species of Special Concern that have the potential to nest and forage on the Project site due to the presence of suitable desert scrub and Joshua tree woodland habitat. If present, construction activities conducted during the nesting season could result in disturbance to active nests, nest abandonment, or mortality of eggs or young, which will constitute a direct impact to these special-status bird species (Appendix B.1).

Mitigation Measure BIO-2 directly addresses this impact by requiring preconstruction nesting bird surveys and the establishment of species-appropriate no-disturbance buffers around any active nests identified within or adjacent to the construction area. These buffers will remain in place until a qualified biologist determines that nesting has been completed and the nest is no longer active. Implementation of BIO-2 will avoid direct nest disturbance

and minimize indirect effects such as noise and vibration during critical breeding periods (Appendix B.1).

With implementation of Mitigation Measure BIO-2, potential impacts to Bendire's thrasher and Le Conte's thrasher shall be avoided, and impacts will be reduced to a less-than-significant level (Appendix B.1).

Protected Trees

The study area contains mature honey mesquite (living and dead), species of the family Agavaceae (banana yucca, Mojave yucca), and Western Joshua Trees, which are all regulated trees that require permits before removal under the San Bernardino County Code of Ordinances. These species will be included in the rare plant surveys described in Mitigation Measure BIO-2 and impacts to these species will be quantified. Mitigation Measure BIO-9 includes permitting for any impacts to these species (Appendix B.1).

With implementation of Mitigation Measures BIO-1 through BIO-9, which include preconstruction surveys, seasonal avoidance, establishment of no-disturbance buffers, construction monitoring, species-specific avoidance and relocation protocols, and compliance with applicable permitting requirements, impacts to special-status species shall be avoided, minimized, or compensated, as appropriate. These mitigation measures directly address the potential for direct and indirect impacts to special-status plants and wildlife during project construction and operation. Therefore, with implementation of Mitigation Measures BIO-1 through BIO-9, impacts to special-status species will be reduced to a less-than-significant level (Appendix B.1).

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?

Less than Significant Impact with Mitigation Incorporated. The project will result in the permanent removal of 0.55 acres of Desert Almond Scrub and 4.48 acres of Joshua Tree Woodland within the proposed development footprint Joshua Tree Woodland is classified as a sensitive natural community by the California Department of Fish and Wildlife (CDFW) due to its state rarity ranking of S3.2, whereas Desert Almond Scrub is not considered a sensitive natural community (CDFW 2024).

In addition, a CDFW-jurisdictional streambed and riparian area totaling 0.82 acres occurs within the Project site along an unnamed drainage (Drainage #1). Although only 0.02 acre (50 linear feet) of this feature will be permanently impacted by construction of a private road crossing, the drainage and associated riparian corridor are considered sensitive natural communities subject to regulation by CDFW (Appendix B.1).

Potential impacts to sensitive natural communities include vegetation removal, habitat fragmentation, and indirect effects associated with grading, construction activity, and long-term development. However, these impacts will be minimized and offset through a combination of project design features and mitigation measures. Notably, the project will preserve approximately 60 acres of Joshua Tree Woodland within a Resource Conservation (RC)-designated remainder parcel, which will be protected through an open

space easement, ensuring long-term conservation of a substantial contiguous block of sensitive habitat on site.

Further, implementation of Mitigation Measures BIO-3 and BIO-4 will require compliance with the Western Joshua Tree Conservation Act, including avoidance buffers, construction fencing, and payment of in-lieu mitigation fees for authorized removals. Impacts to the CDFW-jurisdictional streambed and riparian area will be regulated and minimized through implementation of Mitigation Measure BIO-8, which requires permitting under Fish and Game Code Section 1600 and compliance with Regional Water Quality Control Board (RWQCB) requirements.

Through these measures, the project shall avoid and minimize impacts to sensitive natural communities, ensure regulatory oversight of unavoidable impacts, and preserve a large area of high-quality habitat on site. Therefore, with implementation of Mitigation Measures BIO-3, BIO-4, and BIO-8, impacts to sensitive natural communities will be reduced to a less than significant level.

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?*

Less than Significant with Mitigation Incorporated. A Biological Resources Assessment (BRA), dated March 2025, and revised on January 2026, was prepared for the Project site by South Environmental (Appendix B.1). The BRA (Appendix B.1) includes the Jurisdictional Delineation prepared for the Project.

The results of the Jurisdictional Delineation can also be found in Appendix B.1. The delineation identified one unnamed drainage (Drainage #1) within the Project site. Drainage #1 is characterized by a single low-flow, dirt-bottom channel with evidence of episodic surface flow, including sediment deposits and an identifiable ordinary high-water mark.

Drainage #1 was determined to be an ephemeral drainage, meaning it does not exhibit relatively permanent flow and therefore does not qualify as a water of the United States under the Clean Water Act following the Sackett v. Environmental Protection Agency (EPA) decision. However, the feature does qualify as a water of the State under the jurisdiction of the Colorado River Regional Water Quality Control Board (RWQCB) and as a streambed and riparian feature under the jurisdiction of the California Department of Fish and Wildlife (CDFW) (Appendix B.2).

Construction of a private road crossing will result in permanent impacts to approximately 0.01 acre (50 linear feet) of Regional Waer Quality Control Board (RWQCB) jurisdictional waters and 0.02 acre (50 linear feet) of CDFW streambed and riparian habitat. These impacts are limited in extent and shall not disrupt downstream hydrology, as flows will continue beneath or across the road crossing without obstruction (Appendix B.2).

Potential impacts to waters and riparian resources will be regulated and minimized through required permitting and implementation measures. Specifically, Mitigation Measure BIO-8 requires the project to obtain:

A Water Quality Certification or Waste Discharge Requirements from the RWQCB, which will impose conditions related to erosion control, water quality protection, and avoidance of downstream degradation; and

A Lake and Streambed Alteration Agreement (LSAA) from CDFW pursuant to Fish and Game Code Section 1600, which typically includes requirements for impact minimization, construction timing restrictions, best management practices, and, where necessary, habitat restoration or compensation.

Compliance with these permit conditions will ensure that impacts to state-regulated waters and associated riparian habitat are avoided where feasible, minimized during construction, and mitigated as required by the responsible agencies (Appendix B.2). Accordingly, with implementation of Mitigation Measure BIO-8, impacts to state-protected wetlands and waters will be reduced to a less than significant level.

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?*

Less than Significant Impact. A Biological Resources Assessment (BRA), dated March 2025, and revised on January 2026, was prepared for the Project site by South Environmental (Appendix B.1). The BRA (Appendix B.1).

The Project site is located within a potential wildlife movement corridor that connects to extensive protected native habitats in the Little San Bernardino Mountains. While some surrounding areas are partially developed, large expanses of land to the north and east are managed by The Wildlands Conservancy, the Mojave Desert Land Trust, and the Bureau of Land Management. The onsite Desert Almond Scrub and Joshua Tree Woodland habitats are contiguous with high-quality habitats in these directions, extending away from developed areas. The minimal surrounding development and large lot sizes maintain permeability for wildlife movement (Appendix B.1).

The proposed grading, landscaping, and building footprints will impact 0.55 acres of Desert Almond Scrub and 4.48 acres of Joshua Tree Woodland, both of which are within potential movement areas. However, the developments will be placed on large lots, with significant portions of each lot remaining undeveloped, allowing for continued wildlife movement. Additionally, a remainder parcel will be conserved, ensuring a large, uninterrupted area for wildlife passage through the Project site (Appendix B.1). Given the availability of open space within the remainder parcel and the undeveloped portions of the large lots, the potential impacts on wildlife movement from the development are less than significant.

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

Less than Significant Impact with Mitigation Incorporated. A Biological Resources Assessment (BRA), dated March 2025, and revised on January 2026, was prepared for the Project site by South Environmental (Appendix B.1). The BRA (Appendix B.1) includes the Rare Plant Survey, and the Western Joshua Tree Survey, prepared for the Project.

Pursuant to San Bernardino County Code of Ordinances Chapter 88.01, Plant Protection and Management, Western Joshua Trees, honey mesquite, and species within the Agavaceae family (including banana yucca and Mojave yucca) are regulated plants that require permits prior to removal or disturbance. In addition, Western Joshua Trees are protected under the Western Joshua Tree Conservation Act and require authorization from the California Department of Fish and Wildlife (CDFW) for removal.

South Environmental biologists Lucas South and Meagan Stebbings conducted a comprehensive inventory of Western Joshua Trees within the proposed development footprint and a 100-foot buffer on December 18 and 19, 2024, and January 14, 2025. Surveys were conducted in accordance with Fish and Game Code Section 19273.3(a)(1). Each Western Joshua Tree was assigned a unique identification number, evaluated for size, health, structure, maturity, and reproductive status, and mapped using a high-accuracy handheld GPS unit. Survey results are summarized in Table 5 (Appendix B.1).

Table 5 Summary of Western Joshua Tree Inventory

Summary of Western Joshua Tree Inventory Size Class (height)	# of Joshua Trees	Live	Dead	Mature	Fruits/Flowers	Within 15m of project	Removals
Class A <1m	254	253	1	0	0	173	28
Class B 1m-5m	282	275	7	163	136	127	28
Class C >5m	12	12	0	12	12	5	2
Total	**548**	**540**	**8**	**175**	**148**	**305**	**58**
Source: Appendix B of the MND Page 31 Table 5. Summary of Western Joshua Tree Inventory							

A total of 548 Western Joshua Trees were surveyed, including 254 Class A, 282 Class B, and 12 Class C individuals. Of these, 175 Western Joshua Trees were mature, and 148 exhibited fruits or flowers, indicating active reproduction. Fifty-eight Western Joshua Trees (28 Class A, 28 Class B, and 2 Class C), representing approximately 10 percent of the surveyed population, are proposed for removal due to their location within the development footprint. The remaining trees will be preserved, and the overall Western Joshua Tree population in the area is considered healthy and part of a larger contiguous regional population (Appendix B.1).

Removal of Joshua trees will require a permit from CDFW, obtained through the Region 6 online permitting system. As required under the Western Joshua Tree Conservation Act, mitigation will be implemented through either complete avoidance of individual trees where feasible or payment of in-lieu mitigation fees proportional to the number and class of Western Joshua Trees removed. These fees shall be deposited into the Western Joshua Tree Conservation Fund, which supports conservation, management, and long-term protection of Western Joshua tree populations statewide (Appendix B.1).

Mitigation Measures BIO-3 and BIO-4 ensure that impacts to Westen Joshua Trees are appropriately avoided or mitigated by requiring regulatory authorization for removals, installation of protective fencing and buffers around Western Joshua Trees designated for preservation, implementation of construction best management practices to prevent inadvertent damage, and payment of required in-lieu fees for authorized removals. These measures do not imply that trees proposed for removal are protected from removal; rather, they ensure that removals occur only with authorization and are offset through conservation mechanisms required by state law (Appendix B.1).

In addition, other regulated plant species on site, including honey mesquite and yucca species, shall be addressed through Mitigation Measure BIO-2, which requires focused botanical surveys, and Mitigation Measure BIO-9, which requires County permits prior to removal of vegetation pursuant to Chapter 88.01 of the County Code (Appendix B). Together, these measures ensure that impacts to protected plant species are properly quantified, authorized, and mitigated.

With implementation of Mitigation Measures BIO-2, BIO-3, BIO-4, and BIO-9, impacts to protected trees and plant species shall be avoided where feasible or mitigated through proportional in-lieu fees and regulatory compliance, and will be reduced to a less-than-significant level.

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?*

Less than Significant Impact with Mitigation Incorporated. A Biological Resources Assessment (BRA), dated March 2025, and revised on January 2026, was prepared for the Project site by South Environmental (Appendix B.1).

The Project site is not located within the planning area of an adopted Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP), and no approved local, regional, or state habitat conservation plan establishes conservation areas, preserve lands, or development restrictions applicable to the site (Appendix B.1).

Although native desert habitats and special-status species occur on and adjacent to the Project site, the project will not conflict with the conservation objectives of any adopted habitat conservation plan. Potential biological impacts are addressed through project-specific mitigation measures that avoid, minimize, and regulate impacts to biological resources, rather than through participation in a regional conservation program (Appendix B.1).

Specifically, Mitigation Measures BIO-1 through BIO-9 require preconstruction surveys, establishment of avoidance buffers, biological monitoring during construction, regulatory permitting for impacts to jurisdictional waters and protected plants, and long-term preservation of on-site open space. These measures ensure that sensitive habitats and species are protected or impacts are appropriately authorized and offset, thereby maintaining consistency with the intent of regional and state conservation planning efforts (Appendix B.1).

With implementation of Mitigation Measures BIO-1 through BIO-9, the project will not interfere with or undermine the provisions or conservation strategies of any adopted habitat conservation plan or natural community conservation plan. Therefore, impacts related to conflicts with adopted habitat conservation plans will be reduced to a less than significant level.

Mitigation Measures:

MM BIO-1: Preconstruction Nesting Bird and Raptor Survey

If possible, ground disturbing activities and vegetation removal shall be timed to occur between September 1 – January 31, which is outside the bird and raptor nesting season. If ground disturbing activities or vegetation removal (including tree trimming) are scheduled between February 1 – August 31, which is the bird nesting season, a preconstruction survey for nesting birds shall be conducted within 72 hours prior to construction activities. The survey shall be conducted by a qualified biologist with prior experience conducting nesting bird surveys for construction projects. The study area shall include the affected area and suitable habitat within a 500-foot buffer, or a buffer size determined by the qualified biologist based on level of proposed disturbance and access. If no active nests are found, no additional measures are required.

If active nests are found the biologist will map the location and document the species and nesting stage. A no-work buffer will be established around the active nest as determined by the qualified biologist and based on the species' sensitivity to disturbance and the type and duration of the disturbance. No construction activities shall occur within the no-work buffer until the biologist has determined the nest is no longer active.

MM BIO-2: Western Joshua Tree Permitting and Mitigation Fees

To obtain the permit the applicant must complete a permit application and submit the application and Western Joshua Tree inventory to the CDFW Region 6 Office via the online permitting system. This permit will require coordination with both the County of San Bernardino and CDFW to determine the number of Joshua Trees that the agencies will require for transplanting to areas outside of the development.
There is an in-lieu fee program that allows for a fee-based mitigation for removal of Joshua Trees. The 2025 Western Joshua Tree Conservation Act Incidental Take Permit annual mitigation fees for the proposed removal of 58 Western Joshua Trees within the reduced fee area is a total of $12,010.50 as follows:

- 28 Class A trees x $152.75 = $4,277.00
- 28 Class B trees x $203.50 = $5,698.00
- 2 Class C trees x $1,017.75 = $2,035.50

MM BIO-3: Western Joshua Tree Avoidance During Construction

South Environmental recommends installing temporary protective fencing between the project work space and each Western Joshua Tree during construction of the project. The fencing shall be high-visibility fencing placed at a minimum 15-meter buffer zone prior to start of construction (or at the distance that is permitted for trees closer to the site). No work or project activities shall occur within the fenced area and all work shall occur outside of the proposed Western Joshua Tree buffers. Fencing will help prevent compaction and/or contamination of soil and root zone.

During construction, heavy equipment and vehicles shall be operated in accordance with standard Best Management Practices (BMPs). For example, all equipment used in the workspace shall be properly maintained such that no leaks of oil, fuel, or residues will take place. Provisions shall be in place to remediate any accidental spills. Implementation of the BMPs will help minimize the potential for impact to Western Joshua Trees both within and outside the Western Joshua Tree buffer zones.

MM BIO-4: Crotch's Bumble Bee Survey, Nest Avoidance, and Habitat Restoration or Replacement

Due to suitable habitat within both the Desert Almond Scrub and Western Joshua Tree Woodland and a high potential for food plant genera Eriogonum sp. and Phacelia sp., within one year prior to grading and/or vegetation removal, a qualified biologist familiar with the species behavior and life history shall conduct focused proactivity surveys in all project areas with potential foraging, nesting, and/or overwintering habitat and within a 100-feet buffer area.

Surveys shall be performed by a biologist who has completed a bumble bee training course, workshop, or curriculum approved by CDFW or has the appropriate handling permits.

Focused surveys shall be conducted within the same calendar year prior to the start of vegetation- or ground-disturbing activities. Surveys shall be conducted using CDFW-approved survey

protocols. No fewer than three surveys shall be conducted, the first of which shall include a habitat assessment of foraging, nesting, and overwintering habitats. Pre-project surveys shall be conducted during peak flight period from April through August at least 2 weeks apart. Surveys shall occur when weather conditions are favorable for detection when temperatures are above 60 degrees Fahrenheit and not during wet conditions. Sunny days with low wind speeds (less than 10 miles per hour) are optimal. Partially cloudy days or overcast conditions are permissible if a person's shadow is visible. Surveys shall be conducted at least two hours after sunrise and three hours before sunset. Survey results shall be recorded using the current CDFW-approved survey form.

Survey results, including negative findings, shall be submitted to the County and CDFW prior to implementing project-related ground-disturbing activities and/or vegetation removal where there may be impacts to Crotch's bumble bee. At minimum, a survey report shall provide the following:

- A description and map of the survey area, focusing on areas that could provide suitable habitat for Crotch's bumble bee.
- Field survey conditions that shall include name(s) of qualified entomologist(s) and brief qualifications, date and time of survey, survey duration, general weather conditions, survey goals, and species searched.
- Map(s) showing the location of nests/colonies; and,
- A description of physical (e.g., soil, moisture, slope) and biological (e.g., plant composition) conditions where each nest/colony is found. A sufficient description of biological conditions, primarily impacted habitat, shall include native plant composition (e.g., density, cover, and abundance) within impacted habitat (e.g., species list separated by vegetation class; density, cover, and abundance of each species).

If Crotch's bumble bee is detected, the CDFW and County shall be notified within 48-hours, and the biologist shall establish an appropriate no-work buffer around the occupied area as approved by the County and CDFW. The no-work buffer may be removed, and activities may resume after October 15.

If Crotch's bumble bee cannot be avoided by the project, take authorization through a Memorandum of Understanding (MOU) pursuant to Fish and Game Code section 2081(a) must be obtained prior to impacts.

MM BIO-5: <u>Desert Tortoise Preconstruction Survey</u>

A preconstruction presence/absence survey for desert tortoise will be conducted on the project site according to the U.S. Fish and Wildlife Service (USFWS) 2019 Preparing for any action that may occur within the range of the Mojave desert tortoise (Gopherus agassizii) guidelines for small project surveys. The survey will be conducted by an experienced desert tortoise biologist and will include 10-meter belt transects conducted throughout the proposed impact areas and a 500-foot buffer to achieve 100% visual coverage of the site (approximately 130-acres). The survey would be timed to occur within 30-days of the start of construction.

Locations of live tortoises and their sign (burrows, scat, and carcasses) will be recorded during the survey using a GPS and the burrows and sign will be scored to understand recent activities of desert tortoise if any. The survey will include incidental observations for other sensitive burrowing animals: western burrowing owl (Athene cunicularia hypugaea), desert kit fox (Vulpes macrotis), and American badger (Taxidea taxus).

A detailed desert tortoise survey report will be prepared that describes the project, methods and results of the survey, and an assessment of potential impacts to desert tortoise from the project. If desert tortoise or active burrows are identified on the project site and cannot be avoided by the project a take permit from the USFWS and the CDFW would be required prior to start of the project.

MM BIO-6: Special Status Reptile Survey and Protection and/or Relocation

A Relocation Plan (Plan) shall be submitted to the County prior to commencement of Project-related activities. Permittee shall resolve all comments and receive County approval in writing prior to commencement of Project-related activities. The Plan shall include information on the site from which the species is removed and the alternate habitat to which they are moved, such as soil type and other appropriate information depending on the species. In addition, the Plan shall identify proposed biologists who will handle species movement. All documentation shall include photographs of the removal site, alternate habitat site, and a GIS shape file, which shall be submitted at the completion of all species movement out of harm's way. Proposed sites to be used shall be submitted to the County prior to moving animals or plants. The Plan shall contain minimization and avoidance measures for special status reptiles.

A qualified biologist shall be present during all ground-disturbing activities to monitor for special-status reptiles encountered in the path of Project-related activities. The qualified biologist shall make every effort to move the species out of harm’s way to the extent feasible by doing one of the following: (1) Utilize shovel, rake, or similar hand tool to gently re-direct the animal out of work area; (2) Install silt fence or other exclusionary fencing to prevent species from re-entering disturbance area; and (3) If the biologist has the appropriate handling permits, capture/move species to appropriate habitat outside the disturbance area. The biologist shall have the authority to temporarily stop construction activities until the species is determined to be out of harm’s way.

MM BIO-7: American Badger

No more than 30 days prior to the beginning of ground disturbance and/or construction activities for all Phases of the Project, a qualified biologist(s) shall conduct surveys to determine if potential American badger burrows are present in the Project area. Surveys shall encompass both the Project site and a buffer distance adequate to determine the potential for direct or indirect impacts. Surveys shall attain 100% visual coverage and be conducted using 10-m transects (or reduced based on topography and vegetation), to determine the presence or absence of individuals, dens, and sign.

If American badger burrows are located, the County and Project proponent shall have a qualified biologist(s) monitor the burrows using observation and tracking material and/or trail cameras over a three (3) day period to determine the status of the burrow.

If non-natal active dens can be avoided and buffered from Project activities, the biologist shall flag a minimum 100-foot disturbance-free buffer zone. A minimum 500-foot disturbance-free buffer shall be placed around the natal den and maintained until juvenile independence is determined by the biologist.

The biologist has the authority to halt or stop work if individuals exhibit signs of disturbance. Established buffers shall remain until the biologist determines the young have dispersed or the den is no longer active, or until Project activities cease.

If American badger is proposed to be relocated from an active den or an active den will be impacted, an exclusion plan, including compensatory mitigation, shall be prepared for CDFW

review and approval that will be performed outside of breeding season and after juvenile dispersal.

MM BIO-8: Permitting for Impacts to Water Resources

The project is within Region 7, Colorado River RWQCB and an Application: Discharges of Dredged or Fill Material to Waters of the State shall be completed and sent to the RWQCB.

Due to impacts to streambeds the project will require a Lake and Streambed Alteration Agreement with the CDFW per Section 1600 of the Fish and Game Code. The project shall complete an online application with the CDFW for these impacts.

MM BIO-9: Permitting for Impacts to Protected Trees

Prior to initiation of ground-disturbing activities, the applicant shall obtain a Protected Tree Removal Permit from the County for any plant or tree subject to County Code Chapter 88.01, Plant Protection and Management. Protected species on the Project site include, but are not limited to: mature honey mesquite, species of the family Agavaceae, and western Joshua trees. A qualified arborist shall prepare a tree inventory identifying the location, species, size, and protection status of all trees that may be impacted by the project. The permit application and tree inventory shall be submitted to the County for review and approval. All protected trees approved for removal shall be compensated through on-site replacement plantings or payment of in-lieu fees in accordance with County requirements. Tree removal shall occur only under the supervision of a qualified arborist. Evidence of permit issuance and compliance shall be provided to the County prior to issuance of grading permits.

	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): ***San***

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

Less than Significant Impact with Mitigation Incorporated. A Phase I Cultural Resources Report dated March 2025 was prepared for the Project site by South Environmental (Appendix C). On December 17, 2024, South Environmental conducted a cultural resources records search for the Project site and a one-half-mile radius at the South-Central Coastal Information Center (SCCIC). The SCCIC maintains records for San Bernardino County, including mapped prehistoric and historic archaeological sites, historic built-environment resources, Department of Pesticide Regulation (DPR) 523 forms, technical reports, archival materials, and ethnographic references. Additional sources reviewed included historical maps of the study area, the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Determinations of Eligibility list.

The Project site is located within the Morongo Basin region of the Mojave Desert and is characterized by weathered granitic soils, localized alluvial deposits derived from adjacent basalt mesas, and an unnamed braided wash traversing the property in a north–south direction. While the site is underlain primarily by Mesozoic granite, which generally limits the potential for deeply buried cultural deposits, the presence of alluvial sediments and proximity to regionally significant geological features contribute to a broader context of cultural sensitivity within the area (Appendix C)

The SCCIC records search results indicate that no previously conducted cultural resource studies have been completed within one-half mile of the Project site. The records search further indicates that one previously recorded historic-age resource, Pipe Canyon Road (P-3624261), intersects the Project site. Three additional cultural resources were identified within the one-half-mile records search radius, including two historic-age resources and one archaeological resource (Appendix C).

On January 13 and 14, 2025, South Environmental cultural resource, conducted an intensive pedestrian survey of the Project site. Surveyors systematically examined the site using 15-meter transects, searching for prehistoric artifacts (e.g., flaked stone tools and milling tools), historic-period artifacts (e.g., metal, glass, and ceramics), soil discoloration indicative of cultural deposits, depressions, and structural remnants. Survey documentation included field notes and photographs collected using an iPhone 12 with the Solocator application (Appendix C).

The intensive survey identified one historic-age built-environment resource within the Project site, designated SE-Pipes-01. SE-Pipes-01 consists of the ruins of a one-story residence constructed between approximately 1926 and 1928, later converted into a private event venue in the early 2000s. The structure is located on a large, undeveloped rural parcel and features a rectangular footprint with a poured concrete foundation, board-formed concrete and stone walls, a stone fireplace, a partial stone chimney, and wood-framed windows without glass. Significant portions of the structure are missing, including the entire south wall and more than half of the east and west walls. Modern alterations associated with its conversion into an event space include a patio bar constructed of wine bottles, stone, concrete, and window frames; stacked stone wall benches; decorative metal framing for string lights; a decomposed granite courtyard and

pathways; a portable toilet trailer; a dining area with tables and chairs to the north; a ceremony area to the east; and a pizza oven on the eastern side.

SE-Pipes-01 was documented on Department of Parks and Recreation (DPR) forms and evaluated for eligibility for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and applicable local historic registers (Appendix C.1). Although the resource may be loosely associated with early settlement in the Pipes Canyon area, it lacks verifiable historical associations and has experienced a substantial loss of integrity related to location, design, materials, workmanship, and feeling due to deterioration and extensive alterations. As a result, SE-Pipes-01 is not eligible for listing in the NRHP, CRHR, or any local register and does not qualify as a historical resource for the purposes of California Environmental Quality Act (CEQA).

There are no historical resources on the Project site that meet the eligibility criteria pursuant to CEQA Guidelines Section 15064.5. Although SE-Pipes-01 is more than 45 years old and therefore historic in age, it has been determined to be ineligible for listing in the NRHP, CRHR, or any applicable local historic register.

While no historical resources were identified that meet CEQA significance criteria, the regional geomorphic setting and presence of alluvial sediments indicate a low to moderate potential for previously undocumented subsurface resources. Therefore, ground-disturbing activities associated with project construction could result in the inadvertent discovery of previously unknown archaeological or historical resources. Implementation of Mitigation Measure CUL-1 will ensure that any such discoveries are evaluated and treated in accordance with CEQA Guidelines Section 15064.5 and impacts are reduced to a less than significant level.

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

Less than Significant Impact with Mitigation Incorporated. A records search was conducted at the South-Central Coastal Information Center (SCCIC) for the Project site and a one-half-mile radius (Appendix C). The Project site is situated within the Morongo Basin and includes weathered granitic soils with localized Pleistocene and Holocene alluvial deposits associated with a braided drainage feature crossing the site. Fluvial environments in the Mojave Desert have historically supported human occupation and the secondary deposition of cultural materials. In addition, Native American consultation identified the broader area as culturally sensitive due to the presence of a significant geological formation in proximity to the Project site. In addition, a request was submitted to the Native American Heritage Commission (NAHC) to determine the presence of known sacred sites or Native American cultural resources within the Project site. On July 18, 2021, the NAHC confirmed that no Native American cultural resources were identified within the Sacred Lands File for the Project site and surrounding area.

Tribal outreach was conducted in accordance with California Environmental Quality Act (CEQA) requirements. Responses were received from the Agua Caliente Band of Cahuilla Indians and the Quechan Tribe of the Fort Yuma Reservation, both of whom deferred to tribes located closer to the Project site. The San Manuel Band of Mission Indians indicated that the broader area is culturally sensitive due to the presence of a

significant geological formation. All Native American consultation efforts are documented in Appendix C.

An intensive-level pedestrian survey of the Project site was conducted on January 13 and 14, 2025. The SCCIC records search, Native American consultation, and field survey did not identify any archaeological resources within the Project site. The only resource identified during the survey was the historic-age built-environment resource SE-Pipes-01, which was evaluated separately under historical resource criteria and determined not to be a historical resource for the purposes of CEQA.

Although no archaeological resources were identified within the Project site during records search or field survey, the geomorphic characteristics of the site and documented cultural sensitivity in the vicinity indicate a low to moderate potential for buried subsurface deposits. Ground-disturbing activities could result in the inadvertent discovery of previously unknown archaeological resources. Implementation of Mitigation Measure CUL-1 will ensure appropriate evaluation and treatment consistent with CEQA Guidelines Section 15064.5. With implementation of Mitigation Measure CUL-1, impacts to archaeological resources are reduced to a less than significant level.

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

Less than Significant Impact with Mitigation Incorporated. No known human remains or burial sites have been identified within the Project site. However, the geomorphology of the site indicates a low to moderate potential for subsurface prehistoric materials, including human remains. The Project site is underlain by Mesozoic granite, which limits the potential for deeply buried cultural deposits; however, weathered granitic soils and alluvial sediments derived from nearby basalt mesas are present. In addition, an unnamed braided wash traverses the site in a north–south direction and may have facilitated the downslope movement and secondary deposition of cultural materials.

Fluvial environments have historically been favorable for human occupation, and a documented habitation site or cultural district is located approximately 0.5 to 1 mile north of the Project site near the mesa (Appendix C). Native American consultation further confirmed the presence of culturally significant geological features in the vicinity of the Project site (Appendix C).

Given the site's geomorphic characteristics, presence of alluvial sediments, braided drainage feature, and proximity to documented habitation sites near the mesa, there is a low to moderate potential for inadvertent discovery of human remains during ground-disturbing activities associated with the project. In the event that human remains are encountered during construction, implementation of Mitigation Measure CUL-2, which requires compliance with California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, will ensure that discoveries are properly managed in coordination with the County Coroner and the Native American Heritage Commission. With implementation of Mitigation Measure CUL-2, impacts related to the disturbance of human remains are reduced to as less than significant level.

Mitigation Measures:

MM CUL-1: If archaeological resources (including, but not limited to, sites, features, or artifacts) are discovered during construction activities for the proposed project, all construction work within 100 feet of the discovery shall cease immediately until a

qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, has evaluated the significance of the find.

The qualified archaeologist shall assess the discovery, determine whether the resource is significant under California Environmental Quality Act (CEQA), and recommend appropriate treatment measures. If the archaeologist determines that the resource is not significant, construction activities may resume once documentation is completed.
If the discovery is determined to be a significant cultural resource, the archaeologist shall develop and implement appropriate mitigation measures, which may include, but are not limited to, preparation of an archaeological treatment plan, additional testing, monitoring, or data recovery, in coordination with the project applicant and the County of San Bernardino.

If the discovery is of Native American origin, the qualified archaeologist shall consult with the project applicant and the County of San Bernardino to ensure that Native American consultation procedures are implemented in accordance with applicable laws and guidelines.

MM CUL-2: In accordance with California Health and Safety Code Section 7050.5, if human remains are discovered during ground-disturbing activities, all work shall cease immediately in the area of the discovery and within any nearby area reasonably suspected to overlie adjacent remains. The County Coroner shall be notified within 24 hours of the discovery.

No further excavation or disturbance shall occur until the County Coroner has determined, within two working days of notification, the appropriate treatment and disposition of the human remains.

If the Coroner determines that the remains are Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours. In accordance with California Public Resources Code Section 5097.98, the NAHC shall identify and notify the Most Likely Descendant (MLD).

The MLD shall be provided access to the site and shall complete their inspection within 48 hours of being granted access. The MLD shall determine, in consultation with the property owner, the appropriate treatment and disposition of the human remains. The project applicant shall implement the measures determined by the MLD, provided they are consistent with applicable laws.

Mitigation Measures:

No mitigation required.

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: San Bernardino County General Plan, 2007.

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

Less than Significant Impact. The Proposed Project consists of a Tentative Tract Map (TTM) that will subdivide the site into residential lots for future sale. The project does not include approval of residential construction, building design, infrastructure installation, or specific energy systems at this time. As such, no project-level construction or operational energy demand is proposed or authorized under the TTM.

Future development of single-family residences on the subdivided lots will occur under separate discretionary or ministerial approvals and will be required to comply with all applicable state and local energy-efficiency regulations in effect at the time of development. These regulations include, but are not limited to, the California Building Energy Efficiency Standards (Title 24) and the California Green Building Standards Code (CALGreen), which establish mandatory requirements for energy-efficient building design, lighting, appliances, mechanical systems, and building envelopes.

Because the Proposed Project does not approve construction activities or building operation, it will not result in wasteful, inefficient, or unnecessary consumption of energy resources. Any future energy use associated with residential development will be regulated through compliance with state and local energy-efficiency standards. Therefore, impacts related to energy consumption are less than significant.

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

Less than Significant impact. The Proposed Project will not conflict with or obstruct any adopted state or local plan for renewable energy or energy efficiency. The Tentative Tract Map does not include approval of building construction or energy infrastructure and therefore does not preclude implementation of renewable energy systems or energy-efficiency measures in the future.

Future residential development will be required to comply with the California Building Energy Efficiency Standards (Title 24), CALGreen, and applicable County regulations in effect at the time of development. These standards are designed to reduce energy consumption, promote efficient energy use, and support statewide greenhouse gas reduction goals.

Accordingly, the Proposed Project will not conflict with or obstruct any state or local plan for renewable energy or energy efficiency, and impacts will be less than significant.

Mitigation Measures:

No mitigation 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):*

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.

Less than Significant Impact. A Geologic Engineering Report dated July 23, 2025, and supporting Geologic Memorandum dated July 3, 2025, were prepared by Earth Systems Pacific, Appendix H.

According to Earth Systems, the Project site is not located within a State-designated Alquist-Priolo Earthquake Fault Zone, and no known active or potentially active fault traces cross the site (Appendix H). The Earth Systems Memorandum confirms that the site is not within a mapped fault zone.

Regional mapping indicates that the nearest mapped fault, the Johnson Valley Fault, is located approximately five miles from the Project site. While the region is seismically active, surface fault rupture hazards are site-specific and occur only where an active fault trace intersects a site. Because no active fault has been identified on or adjacent to the Project site, the potential for surface fault rupture is considered low.

Future development of residential structures will be required to comply with the California Building Code (CBC) in effect at the time of construction.

Therefore, the Proposed Project will not expose people or structures to substantial risk from rupture of a known earthquake fault. Impacts will be less than significant. Mitigation measures are not required.

ii. Strong seismic ground shaking?

Less than Significant Impact. According to Appendix H, the site is underlain primarily by older alluvial deposits quaternary older alluvium (Qoa) and quartz monzonite bedrock (Qm). Near-surface soils consist predominantly of sandy materials, including silty sands and sandy silts (SM) and low plasticity silt (ML) soil types under the Unified Soil Classification System, with shallow bedrock encountered in portions of the site (Appendix H). Liquefaction occurs when loose, saturated, granular soils are subjected to strong ground shaking. Although portions of older alluvium in San Bernardino County have been mapped as potentially susceptible to liquefaction, site-specific conditions determine actual risk. Earth Systems states that the Project site is not located within a mapped liquefaction zone (Appendix H). GeoTek reports groundwater depths of approximately 50 feet or more below ground surface (Appendix D). Given the depth to groundwater, the presence of sandy alluvial soils, and localized shallow bedrock, liquefaction is not considered a hazard at the site.

Earth Systems notes that dry seismic settlement potential exists within sandy onsite soils (Appendix H). This is a typical condition for desert alluvial environments and will be addressed through compliance with site-specific geotechnical recommendations and the CBC at the time of future development.

Accordingly, the Proposed Project will not expose people or structures to substantial risk from seismic-related ground failure, including liquefaction. Impacts will be less than significant. Mitigation measures are not required.

iii. Seismic-related ground failure, including liquefaction?

Less than Significant Impact. According to Appendix H, the Project site is underlain primarily by older alluvial deposits (Qoa) and quartz monzonite bedrock (Qm). Near-surface soils consist predominantly of sandy materials, including silty sands and sandy silts (SM and ML soil types under the Unified Soil Classification System), with shallow bedrock encountered in portions of the site Appendix H.

Liquefaction typically occurs in loose, saturated granular soils where groundwater is shallow. Although portions of older alluvium in San Bernardino County are mapped as potentially susceptible to liquefaction, site-specific conditions determine actual risk. The Earth Systems Memorandum states that the Project site is not located within a liquefaction zone Appendix H. Due to the depth to groundwater, the presence of relatively dense sandy alluvial soils, and shallow bedrock in some areas, liquefaction is not considered a hazard at the site.

Earth Systems also identifies that dry seismic settlement potential exists within sandy onsite soils Appendix H. However, this condition is typical of desert alluvial environments and will be addressed through compliance with site-specific geotechnical recommendations and the California Building Code (CBC) at the time of future development Appendix H.

Because the Project site is not located within a mapped liquefaction zone, groundwater is relatively deep, and geotechnical evaluations conclude liquefaction is not a site

hazard, the Proposed Project will not expose people or structures to substantial risk from seismic-related ground failure, including liquefaction. Impacts will be less than significant. Mitigation measures are not required.

iv. Landslides?

No Impact. The Earth Systems Memorandum identifies that landslides and debris flows are potential hazards where development occurs adjacent to hillsides (Appendix H). However, the Project site consists primarily of gently to moderately sloping terrain with localized bedrock outcrops. No active landslides were identified in Earth Systems' evaluation.

The subdivision does not propose mass grading or hillside alteration at this time. Future lot development will be subject to site-specific geotechnical evaluation and County review to ensure slope stability where applicable.

Because the site is not located within a mapped landslide hazard zone and no unstable slopes were identified in the Earth Systems evaluation, the Proposed Project will not expose people or structures to substantial landslide hazards. Impacts will be less than significant. Mitigation measures are not required.

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

Less than Significant Impact. Future development of the subdivided residential lots will involve earth-moving activities, such as grading and excavation, which could temporarily expose soils and increase the potential for erosion during construction. However, these effects will be temporary and typical of residential development (Appendix H).

Any future grading or construction activities will be required to comply with applicable San Bernardino County development standards, Regional Water Quality Control Board (RWQCB) requirements, and the National Pollutant Discharge Elimination System (NPDES) program. Projects disturbing one acre or more of soil will be required to obtain coverage under the Construction General Permit and prepare and implement a Storm Water Pollution Prevention Plan (SWPPP), which includes Best Management Practices (BMPs) to control erosion, sediment transport, and runoff during construction (Appendix H).

Following construction, residential development will introduce permanent improvements such as buildings, paved surfaces, and landscaping, which will stabilize site soils and reduce the potential for ongoing erosion relative to existing undeveloped conditions.

Therefore, impacts related to soil erosion or loss of topsoil will be less than significant. Mitigation measures are not required.

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?*

Less than Significant Impact.

Appendix H identifies the Project site as underlain by older alluvial deposits and quartz monzonite bedrock. The sandy alluvial soils present onsite are typical of desert environments and are not identified as inherently unstable geologic units.

Earth Systems does not identify site conditions that will result in landslide, lateral spreading, subsidence, liquefaction, or collapse (Appendix H). Although dry seismic settlement potential exists within sandy soils, this condition is typical and will be addressed through compliance with site-specific geotechnical recommendations and the California Building Code (CBC).

Because the underlying geologic units are not identified as unstable and no conditions indicating potential collapse or subsidence were identified, impacts would be less than significant. Mitigation measures are not required.

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?*

Less than Significant Impact. According to Appendix H, the Project site is underlain primarily by older alluvial deposits (Qoa) and quartz monzonite bedrock (Qm). Near-surface soils consist predominantly of sandy materials with minor silt content. These soil types are not clay-rich and are not characterized by high plasticity (Appendix H).

Expansive soils, as defined in the 1994 Uniform Building Code, are generally clay-rich soils that exhibit shrink-swell behavior in response to changes in moisture content. Earth Systems states that onsite soils are not expansive (Appendix H). Sandy alluvial soils and bedrock do not typically exhibit significant expansion potential.

Because the underlying geologic materials consist primarily of sandy alluvium and bedrock and are not identified as expansive by the site-specific geotechnical evaluation, the Project site is not located on expansive soils.

Therefore, the Proposed Project will not create substantial direct or indirect risks to life or property due to expansive soil conditions. Impacts will be less than significant. Mitigation measures are not required.

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?*

Less than Significant Impact. A Feasibility Report for On-Site Wastewater Treatment Systems (OWTS) dated April 2023 was prepared for the Project site by Geo Tek, Inc. and is included as Appendix D. The Proposed Project consists of a Tentative Tract Map (TTM) located in an unincorporated area of San Bernardino County where public sewer service is not currently available. As such, future development of single-family residences on the subdivided lots is anticipated to utilize individual septic systems, unless public sewer infrastructure becomes available in the future.

A Feasibility Report for On-Site Wastewater Treatment Systems (OWTS) dated April 5, 2023, was prepared for the Project site by GeoTek, Inc. and is included as Appendix D.

The Proposed Project consists of a Tentative Tract Map located in an unincorporated area of San Bernardino County where public sewer infrastructure is not currently available. Because no adjacent sewer connections exist, future development of single-family residences on the subdivided lots is anticipated to utilize individual on-site wastewater treatment systems (septic systems), unless sewer service becomes available in the future.

According to the OWTS Feasibility Report, the Project site is underlain primarily by older alluvial deposits consisting of sandy and gravelly materials (Appendix D). Subsurface

soils encountered during evaluation consist predominantly of sandy soils with favorable percolation characteristics. Shallow bedrock may be encountered in portions of the site; however, vertical separation to groundwater is substantial.

GeoTek reports that groundwater levels are estimated to be approximately 50 feet or more below ground surface (Appendix D). This depth provides adequate vertical separation for OWTS design under San Bernardino County requirements.

The GeoTek Feasibility Report concludes that the site soils are suitable for the installation of on-site wastewater treatment systems, subject to site-specific percolation testing and system design in accordance with San Bernardino County Department of Public Health requirements (Appendix D).

San Bernardino County regulates OWTS installation pursuant to County Code and applicable State Water Resources Control Board OWTS Policy standards. Future development will be required to obtain County approval for septic system design, including verification of percolation rates, setbacks, and vertical separation distances at the time of building permit issuance.

Because site-specific evaluation conducted by GeoTek concludes that the underlying sandy alluvial soils are suitable for OWTS installation and groundwater depths provide adequate separation, the Project site soils are capable of supporting septic systems. Impacts related to wastewater disposal will be less than significant. Mitigation measures are not required.

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

Less than Significant with Mitigation Incorporated. A Paleontological Resource Assessment dated February 2025 was prepared by South Environmental (Appendix I).

The Project site contains two major geologic formations: Mesozoic-age granitic rocks and Pleistocene - age alluvial deposits. The Mesozoic-age granitic rocks are igneous in origin and therefore have No Potential to contain paleontological resources. No paleontological resources mitigation measures are recommended for construction activities taking place in these areas, which cover a majority of the eastern half of the Project site, except for a small area along the eastern border. This will include Proposed Lots 1, 2, 7 and 12 and most of the Remainder Parcel (Appendix H).

The Project site was found to contain Pleistocene-age alluvial deposits (Qoa/Qc) and Mesozoic (Cretaceous or Jurassic) granitic rocks consisting primarily of white to gray biotite quartz monzonite (KJqm / Qm / Gra). While it is almost certain that the Mesozoic granitic rocks or Holocene-age alluvial deposits do not contain fossils, the Pleistocene-age alluvial deposits found in the area have been known to contain paleontologically significant ice-age fossils elsewhere, including bison, horse, camel, mammoth, giant ground sloth, saber-toothed cat and dire wolves. The Pleistocene-age alluvial deposits have a High Potential to contain paleontological resources, and thus full-time paleontological monitoring is recommended for all ground-disturbing construction activities taking place in these areas, which cover most of the western half of the Project site as well as a small section along the eastern border. This will include Proposed Lots 3 through 6, 8 through 11, and a small portion on the eastern border of the Remainder Parcel (Appendix I).

The Natural History Museum of Los Angeles County (NHMLA) and the San Bernardino County Museum (SBCM) conducted searches of their paleontological records for all fossil localities recorded within one mile of the Project site. The NHMLA found no previously recorded localities in the Project site, However, five scientifically significant fossil localities within one mile of the Project site. The SBCM found no previously recorded fossil localities in the Project site (Appendix I).

South Environmental also performed a records search of the online paleontological records databases Paleobiology Database (PBDB) and iDigBio Online Database (iDigBio) for all fossil localities recorded within one mile of the Project site, finding none in the PBDB, and one in iDigBio. Finally, the University of California Museum of Paleontology (UCMP) database was searched for all localities recorded within the county in the same geologic units as those found in the Project site, returning twelve localities. There were no major Paleontological resources recorded within two- and one-half mile from the Project site (Appendix I).

Because the Project site contains geologic units with High Paleontological Resource Potential, Mitigation Measures GEO-1 through GEO-6 have been incorporated into this Initial Study/Mitigated Negative Declaration and shall be included in the County of San Bernardino's Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Guidelines Section 15097. These measures require the retention of a Qualified Paleontologist, full-time monitoring of ground-disturbing activities within high sensitivity areas (Lots 3–6, 8–11, and portions of the Remainder Parcel underlain by Pleistocene alluvium), worker training, fossil recovery procedures, and curation at an approved repository (Appendix I).

Implementation of GEO-1 through GEO-6 shall be required prior to issuance of grading permits and enforced by the County of San Bernardino Land Use Services Department through the MMRP. With implementation of these enforceable mitigation measures, potential impacts to unique paleontological resources will be reduced to less than significant. Mitigation measures are not required.

Mitigation Measures:

MM GEO-1: In accordance with the San Bernardino County General Plan Mitigation Monitoring and Reporting Program Mitigation Measure 5-5, a site proposed for development that has documented or inferred paleontological sensitivity requires that a paleontological resource monitoring and paleontological resources monitoring and mitigation plan (PRMMP) be prepared prior to site grading. The PRMMP shall specify the steps to be taken to mitigate impacts to paleontological resources. The PRMMP shall state the requirements for pre-construction training and describe the methods for paleontological monitoring, fossil discovery protocol, fossil preparation and curation, and reporting requirements.

MM GEO-2: Prior to the beginning of any ground disturbing activities, the Qualified Paleontologist shall conduct a Paleontological Awareness Training Program for all personnel. The program shall include descriptions of potential fossil resources that may be encountered in the Project site during earth- moving activities, a discussion of the pertinent laws and regulations relating to said paleontological resources in the area, and a review of the steps that shall be taken if a fossil discovery is made. The program shall be developed by the Qualified Paleontologist and delivered simultaneously with trainings on cultural and biological resources (if applicable), safety reviews and other matters of concern.

MM GEO-3: A full-time paleontological resource monitoring shall be performed by a paleontological monitor in these areas (Proposed Lots 3 through 6, 8 through 11, and a small portion on the eastern border of the Remainder Parcel) under the direction of a Qualified Paleontologist during said activities. Monitoring shall involve the visual inspection of all earth-moving activities, graded areas, trench sidewalls, and spoils piles. If the project paleontologist determines that full-time monitoring is no longer required based on the geologic conditions of the site, the paleontologist may recommend that monitoring be reduced or stopped entirely.

Paleontological monitors shall prepare daily logs describing the activities of the construction crew, the types of excavation work being done, the equipment being used, recordings of the geology observed during these activities, and records of any fossil discoveries made, whether they be determined to be significant or not. Paleontological monitors shall also attempt to record the stratigraphy of the rock that is exposed by construction activities, whether or not fossils were discovered within the exposed sediments.

MM GEO-4: In the event that fossil materials be discovered, either by the paleontological monitor or the construction field crew, the paleontological monitor shall have the authority to temporarily halt or divert construction activities and equipment within a 50-foot radius of the site to further assess the discovery. Shall the fossils be determined to be of scientific significance, they shall be collected as soon as possible. Standard field procedures shall be used in the collection of fossils to ensure that no scientific data is lost in the recovery process. Fossil specimens discovered during construction can typically be collected by a single qualified paleontologist within a single day, usually in less than one hour. Occasionally, more extensive efforts may be required to properly salvage a fossil specimen, particularly for larger skeletal elements, entire skeletons, or large collections of smaller fossil remains. Shall this be the case, the paleontological monitor shall have the authority to temporarily halt, divert, or redirect construction activities to ensure that the fossil can be salvaged in a safe and timely manner. The paleontological monitor shall work directly with the field crew to clearly communicate their intentions and determine the best way to safely protect and recover the fossils, with minimal disruption to construction efforts.

MM GEO-5: An accredited repository (typically the SBCM) shall be identified for the long-term storage and care of any fossil specimens discovered during paleontological monitoring. Upon completion of the project, collected fossil specimens shall be prepared to the standards required by the repository that has agreed to take them and deliver them as soon as is feasible upon completion of the preparatory work. Preparatory work shall include the removal of excess sedimentary matrix, as well as any steps necessary for the repair and stabilization of the specimens. The specimens shall be identified to the lowest taxonomic level possible, and copies of all field notes and information related to the fossils shall be kept and provided to the repository as well upon delivery of the specimen. The cost of curation will be determined by the repository, and the costs of preparation and curation will be the responsibility of the client.

MM GEO-6: Upon completion of paleontological monitoring, the Qualified Paleontologist shall prepare a final monitoring and mitigation report to be submitted to all interested parties. This report shall detail the monitoring activities and methods used during construction, a description of the construction activities that took place, stratigraphic sections created during monitoring, a review of any fossils discovered (whether or not they were deemed significant and collected), a detailed description of the fossils that were collected including their scientific significance, and information relating to the repository where the fossils will be curated.

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:

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

Less than Significant Impact. The proposed Tentative Tract Map (TTM) is for residential lot sale purposes to subdivide the existing 123 acres into 13 lots. 12 lots are zoned as RL-5 (Rural Living 5-acre minimum lot size) and will be sold as residential lots. The remaining lot is zoned as RC (Resource Conservation) and will remain undeveloped. Currently, construction of single family homes are not planned as the lots will be sold to be developed by another party other than the current owner and applicant.

MD Acoustics completed an Air Quality Impact Study, dated January 2025, for the proposed Pipes Canyon Tentative Tract Map, Appendix A. The study concluded that there were no significant concerns regarding emissions either during the construction phase of operation of the proposed project.

The latest version of CalEEMod was used to estimate the onsite and offsite construction emissions assuming construction in 2025.

The overall area to be disturbed during construction of the proposed project was estimated to be approximately 60 acres. Construction is estimated to occur over approximately 18 months, per default construction estimates from CalEEMod, beginning in mid-2025.

Construction daily emissions were analyzed for 2025, future 2026, and future 2027. For the three-year annualized emissions emitted during construction phases will be short-term and will not exceed emission thresholds established by the Mojave Desert Air Quality Management District (MDAQMD) (Appendix A). Construction emissions are considered to be less than significant.

Operational or long-term emissions occur over the life of the Project. Both mobile and area sources generate operational emissions. Area source emissions arise from consumer product usage, heaters that consume natural gas, gasoline-powered landscape equipment, and architectural coatings (painting). Mobile source emissions from motor vehicles are the largest single long-term source of air pollutants from the

operation of the Project. Small amounts of emissions will also occur from area sources such as the consumption of natural gas for heating, hearths, from landscaping emissions, and consumer product usage. The operational emissions were estimated using the latest version of CalEEMod and were based on year 2026, which is a conservative estimate of the opening year for the project (Appendix A).

Mobile Source Emissions

The project will generate approximately 113 trips per day per the trip generation assessment from IEG (2025). Emission emitted from vehicle trips generated from the proposed project will be negligible and will not exceed MDAQMD thresholds.

Area Source Emissions

As specifics were not known about the landscaping equipment fleet, CalEEMod defaults were used to estimate emissions from landscaping equipment.

Operating emissions of the project will not exceed the Mojave Desert Air Quality Management District (MDAQMD) regional emissions thresholds (Appendix A). Operational emissions are considered to be less than significant.

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

Less than Significant Impact. The project is required to comply with all applicable MDAQMD construction-source emission reduction rules and guidelines as well as County of San Bernardino Development Code 83.01.040 Air Quality and additionally can be found in Appendix A of this document.

Project construction source emissions will not cause or substantively contribute to violation of the California Ambient Air Quality Standards (CAAQS) or National Ambient Air Quality Standards (NAAQS) (Appendix A).

The project's emissions meet Mojave Desert Air Quality Management District (MDAQMD) regional thresholds and will not result in a significant impact. The project does not propose any such uses or activities that will result in potentially significant operational-source odor impacts.

Mitigation Measures:

No mitigation 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:

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

No Impact. The Proposed Project consists of a Tentative Tract Map (TTM) for residential lot sale purposes only and does not include construction or operational activities at this time. Approval of the TTM will not involve the routine transport, use, or disposal of hazardous materials.

Future development of single-family residences on the subdivided lots will be expected to involve typical household hazardous materials, such as paints, cleaning products, fuels, and solvents, which are commonly used in residential settings. The use, storage, and disposal of these materials are regulated under existing federal, State, and local regulations, including the Resource Conservation and Recovery Act (RCRA), California Hazardous Waste Control Law, and local household hazardous waste programs administered by San Bernardino County.

Because the Proposed Project does not include industrial, commercial, or large-scale hazardous materials uses, and because any future residential use of household hazardous materials will be regulated and managed in accordance with applicable laws

and programs, the Project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Therefore, there will be no impacts. Mitigation measures are not required.

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?*

No Impact. Approval of the Proposed Tentative Tract Map (TTM) will not involve activities that could result in the release of hazardous materials under upset or accident conditions. The Project does not include facilities associated with the manufacture, storage, or handling of hazardous or acutely hazardous materials.

As with other residential developments, future single-family homes may involve limited quantities of household hazardous materials. These materials are typically stored and used in small amounts and are subject to existing safety, handling, and disposal requirements. The risk of accidental release from such materials is low and comparable to other residential areas.

Given the absence of industrial or commercial hazardous materials uses and the regulatory framework governing household hazardous materials, the Proposed Project will not result in a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions. Therefore, impacts will be no impact. Mitigation measures are not required.

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

No Impact. The Proposed Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials. A review of aerial imagery and local land use information indicates that no existing or proposed schools are located within one-quarter mile of the Project site.

Because the Proposed TTM does not include land uses that will involve hazardous emissions or materials, and no schools are located within the applicable distance, there will be no impact. Mitigation measures are not required.

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?*

No Impact. A review of the California Department of Toxic Substances Control (DTSC) Cortese List compiled pursuant to Government Code Section 65962.5 indicates that the Project site is not included on any list of hazardous materials sites (DTSC, 2025). Therefore, the Project site is not associated with known hazardous materials contamination.

Because the site is not listed as a hazardous materials site, there will be no impact. Mitigation measures are not required.

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?*

No Impact. The Project site is not located within an Airport Land Use Plan and is not within two miles of a public or public-use airport. As such, the Proposed Tentative Tract Map (TTM) will not expose future residents to airport-related safety hazards or excessive noise. There will be no impact. Mitigation measures are not required.

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

No Impact. The Proposed Project consists of a Tentative Tract Map (TTM) only and does not include construction of structures or permanent population increases at this time. According to the San Bernardino County Countywide Policy Plan Evacuation Routes Map, the Project site is not located along a designated emergency evacuation route (County of San Bernardino, 2020).

The proposed subdivision layout identifies roadway widths and access consistent with County Fire Department standards for emergency vehicle access. Because the Project will not block evacuation routes or interfere with emergency access, the Proposed TTM will not impair implementation of an adopted emergency response or evacuation plan. There will be no impact. Mitigation measures are not required.

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

Less than Significant Impact with Mitigation Incorporated. Less than Significant Impact with Mitigation Incorporated. Please refer to Section XX. Wildfire and Mitigation Measure WIL-1. As discussed therein, the Project site is located within a High Fire Hazard Severity Zone (HFHSZ), and future residential development would be required to comply with applicable San Bernardino County Fire Department/CAL FIRE requirements and wildfire-related California Building Code standards. Implementation of Mitigation Measure WIL-1 would ensure the incorporation of fire-safe design features, defensible space, emergency access, and other wildfire hazard reduction measures. Therefore, impacts related to exposing people or structures to significant risks involving wildland fires would be reduced to a less than significant level.

Mitigation Measures

WIL-1: Wildfire Hazard Reduction and Fire-Safe Design for Future Development

Prior to issuance of grading permits and/or building permits for any residence on the subdivided lots, the future project applicant shall demonstrate compliance with San Bernardino County Fire Department/CAL FIRE requirements and applicable wildfire-related California Building Code standards in effect at the time of development for sites located in the High Fire Hazard Severity Zone (HFHSZ). Fire-safe design features shall be incorporated into future improvement plans and building plans, as applicable, and shall include (at minimum):

- compliant emergency/fire apparatus access (including roadway widths/turnarounds as required),
- wildfire risk reduction measures such as defensible space/fuel modification and ignition-resistant construction features consistent with adopted codes/standards; and

- any additional fire protection features required by the County Fire Department/CAL FIRE during plan review to support evacuation and/or shelter-in-place considerations consistent with Countywide Policy Plan Policy HZ-1.2.

Evidence of Fire Department/CAL FIRE review and required approvals/conditions shall be provided prior to issuance of grading and/or building permits.

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

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

Less than Significant Impact. Hydrologic and water quality conditions for the Project site were evaluated based on multiple technical studies prepared for the Proposed Project. A Preliminary Drainage Report dated April 29, 2025, Prepared by Hillwig-Goodrow (Appendix E.1). In addition, a Preliminary Water Quality Management Plan (WQMP) dated August 11, 2025, was prepared by Everest Environmental (Appendix E.2). These studies evaluate existing drainage conditions, anticipated runoff characteristics, stormwater conveyance, water quality protection measures, and compliance with applicable County and State requirements.

The Proposed Project consists of a Tentative Tract Map (TTM) for residential lot sale purposes only and does not include construction or development activities at this time. Approval of the TTM will not, in and of itself, violate any water quality standards or waste discharge requirements or substantially degrade surface water or groundwater quality.

As documented in the Preliminary Drainage Report, existing drainage patterns consist primarily of sheet flow and localized ephemeral drainage features, and no permanent surface waters or impaired water bodies are present on the Project site (Appendix E.1.

Future development of individual residential lots will be required to comply with applicable National Pollutant Discharge Elimination System (NPDES) permit requirements prior to ground-disturbing activities. Compliance will include preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) and Best Management Practices (BMPs) to control erosion, sedimentation, and potential pollutant discharges during construction, as required by the Colorado River Basin Regional Water Quality Control Board (RWQCB).

With compliance with applicable water quality regulations and permitting requirements at the time of future development, the Proposed Project will not violate water quality standards or waste discharge requirements. Therefore, impacts will be less than significant.

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

Less than Significant Impact. The Project site lies within the Morongo Valley Groundwater Basin (DWR Basin No. 7-006), as defined by the California Department of Water Resources (DWR). This basin is classified as a low-priority basin under the Sustainable Groundwater Management Act (SGMA) and is not required to prepare or implement a Groundwater Sustainability Plan (DWR, 2024).

Water supply for future residential development will be provided by on-site private wells or hauled water, consistent with rural residential development patterns in this portion of San Bernardino County. The Proposed Project includes only 12 single-family residential lots, each with a minimum lot size of five acres, representing low-density development that will not substantially increase groundwater extraction relative to existing conditions.

As documented in the Preliminary Drainage Report, approximately 61.36 acres of the Project site will be preserved as open space, maintaining natural pervious surfaces that

will continue to allow infiltration and groundwater recharge (Hillwig-Goodrow Land Surveying, 2025; Appendix E.1). No substantial impervious surface coverage or high water-demand uses are proposed.

Given the limited scale of the Project, the low-density residential land use, and the retention of open space to promote infiltration, the Proposed Project will not substantially decrease groundwater supplies or interfere with groundwater recharge in a manner that will impede sustainable groundwater management of the basin. Therefore, impacts will be less than significant.

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;

Less than Significant Impact. The Project site is undeveloped and located within a desert environment characterized by gently to moderately sloping terrain. The site does not contain any mapped blue-line streams or perennial watercourses, though ephemeral washes may be present (Appendix E.1).

The Proposed Project will not include major grading, stream channelization, or alteration of any stream or river. Residential development will be clustered on the western portion of the site, while large portions will remain preserved as open space.

Future construction will be required to comply with San Bernardino County grading standards, NPDES permit requirements, and BMPs identified in the WQMP to minimize erosion and sedimentation (Appendix E.2). Therefore, impacts will be less than significant.

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

Less Than Significant Impact. The Proposed Project's low-density, large-lot configuration will minimize impervious surface coverage. Most of each parcel will remain in a natural condition and designated open space areas will allow for continued infiltration and runoff attenuation (Appendix E.1).

Future development will be required to comply with County grading and drainage requirements to ensure post-development runoff does not exceed pre-development conditions. Therefore, the Project will not result in flooding on- or off-site. Impacts will be less than significant.

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

Less Than Significant Impact. The Project site is located in a rural area without a regional stormwater drainage system and relies on natural drainage patterns. As documented in the Primary Drainage Report, drainage from future development will be managed on-site using retention and percolation features appropriate for desert environments (Appendix E.1).

Given the limited impervious surface area and on-site drainage controls, the Project will not exceed the capacity of any existing or planned stormwater drainage systems. Impacts will be less than significant.

iv. impede or redirect flood flows?

Less than Significant Impact. According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel No. 06071C7230H, the Project site is located within Zone X (unshaded), indicating an area of minimal flood hazard. No portion of the site lies within a mapped 100-year floodplain or floodway.

The Proposed Project does not include development or grading that will impede or redirect regional flood flows. Any future grading plans will be reviewed and conditioned by the County to maintain natural drainage patterns. Therefore, impacts will be less than significant.

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

No Impact. Flood hazard conditions for the Project site were evaluated using Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). According to FEMA FIRM Panel No. 06071C7230H, the Project site is located within Zone X (unshaded), which represents areas of minimal flood hazard and lies outside both the 100-year and 500-year floodplains (FEMA, 2018).

The Project site is located approximately 120 miles inland from the Pacific Ocean and is not subject to tsunami hazards, as shown on the California Geological Survey (CGS) Tsunami Inundation Maps (California Geological Survey, 2023). In addition, no lakes, reservoirs, or enclosed water bodies capable of producing seiche effects are present on or near the Project site (Appendix E.1).

Because the Project site is not located within a flood hazard area, tsunami inundation zone, or seiche-prone area, there is no potential for inundation-related release of pollutants. Therefore, there will be no impact, and mitigation measures are not required.

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

Less than Significant Impact. The Project site is located within the jurisdiction of the Colorado River Basin Regional Water Quality Control Board (RWQCB). Applicable water quality regulations include the Water Quality Control Plan for the Colorado River Basin (Basin Plan), which establishes water quality objectives and implementation measures to protect surface water and groundwater resources.

Future development of individual residential lots will be subject to compliance with the NPDES Construction General Permit, including preparation and implementation of a SWPPP with BMPs designed to prevent erosion and pollutant discharges during construction. These requirements are intended to ensure consistency with Basin Plan water quality objectives and will be enforced by the RWQCB.

With respect to groundwater management, the Project site is located within the Morongo Valley Groundwater Basin, Department of Water Resources(DWR Basin No.

7-006), which is designated as a low-priority basin under Sustainable Groundwater Management Act (SGMA) and is not subject to a Groundwater Sustainability Plan (Department of Water Resources, 2024).

Because future development will comply with applicable RWQCB water quality regulations and no SGMA groundwater sustainability plan applies to the basin, the Proposed Project will not conflict with or obstruct implementation of a water quality control plan or groundwater management plan. Therefore, impacts will be less than significant.

Mitigation Measures:

No mitigation 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:

a) *Physically divide an established community?*

No Impact. The proposed Tentative Tract Map (TTM) for single family lots for sale purposes will not physically divide an established community. The site is zoned as Rural Living for single family homes and is surrounded by other like single family homes. There will be no impact and mitigation measures are not required.

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?*

No Impact. According to the County of San Bernardino Land Use and Zoning Map, the site is zoned Rural Living (R-L) and Resource Conservation (R-C), the applicant proposes to retain the zoning of the site subdividing the parcel into 13 individual lots. 12 lots will be in the R-L designation and the remaining parcel will remain R-C and undeveloped. The Tentative Tract Map (TTM) is being proposed for the purpose of subdividing to sell 12 individual single-family lots that are undeveloped. The site is in an area surrounded by single family homes. The TTM complies with the existing zoning and surrounding single family residences within the project area. There will be no impact, and mitigation measures are not required.

Mitigation Measures:

No mitigation 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):*

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?*

No Impact. The Project site was evaluated for the presence of known mineral resources using mapping and classification data prepared by the California Department of Conservation, California Geological Survey (CGS) and adopted by San Bernardino County. According to the San Bernardino County General Plan and associated Mineral Resource Zone (MRZ) maps, the Project site is designated MRZ-1, which indicates that no significant mineral deposits are present (San Bernardino County General Plan; California Geological Survey).

MRZ-1 areas are defined as locations where adequate information indicates that no significant mineral resources are present or where there is little likelihood for their occurrence. As such, the Project site does not contain known mineral resources that will be of value to the region or the residents of the State.

Because the Project site is not located within an area containing known mineral resources, implementation of the Proposed Project will not result in the loss of availability of a known mineral resource. Therefore, impacts will be no impact.

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?*

No Impact. A review of the San Bernardino County General Plan, including the Safety Element and associated mineral resource mapping, indicates that the Project site is not identified as a locally important mineral resource recovery site, nor is it located within an area designated for mineral extraction or preservation. As noted above, the Project site

is classified as MRZ-1, reflecting the absence of significant mineral resources (San Bernardino County General Plan; California Geological Survey).

In addition, the Project site is not designated within any local general plan, specific plan, or other adopted land use plan as an area important for mineral resource recovery. Therefore, implementation of the Proposed Project will not result in the loss of availability of a locally important mineral resource recovery site. There will be no impacts to mineral resources.

Mitigation Measures:

No mitigation 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 ☐):*

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?*

Less than Significant Impact. A Noise Impact Assessment dated February 3, 2025, was prepared for the Project by MD Acoustics, LLC (Appendix F). The assessment evaluates construction noise, operational noise, traffic-related noise, and vibration, and

assesses compliance with San Bernardino County General Plan Noise Element standards and County Code noise limits.

The Proposed Project is anticipated to generate approximately 113 average daily trips. As documented in the Noise Impact Assessment (Appendix F), this increase in traffic will not result in a perceptible increase in roadway noise levels along Pipes Canyon Road. A noticeable increase in traffic noise generally requires an increase of approximately 3 dBA, typically associated with a doubling of traffic volumes. The Project-related traffic increase is substantially below that threshold. Therefore, traffic-related noise impacts will be less than significant.

Construction Noise

Short-term construction noise will occur during grading, pad preparation, and infrastructure installation. The nearest sensitive receptor is located approximately 100 feet west of the Project site. As shown in the Noise Impact Assessment (Appendix F), projected construction noise levels at nearby residences will not exceed the County's daytime residential threshold of 55 dBA Leq.

Table 6 presents projected construction noise levels at nearby sensitive receptors and compares those levels to applicable County noise standards.

Table 6 Projected Construction Noise Levels (dBA, Leq)[1]

Location	Phase	Construction Noise Level	Applicable Noise Thresholds (dBA Leq)	Exceeds Significant Threshold?
Adjacent Residential Properties	Site Prep	50.1	55	No
	Grade	50.8	55	No
	Build	48.5	55	No
	Pave	44.7	55	No
	Arch Coat	36.4	55	No

Source: Appendix F of this EIR.

Pursuant to San Bernardino County Code Section 83.01.080(g)(3), construction activities conducted between 7:00 a.m. and 7:00 p.m., Monday through Saturday, excluding federal holidays, are exempt from County noise limits. Because all construction activities will be required to comply with these allowable hours, construction-related noise impacts will be less than significant.

Operational Noise

Operational noise will primarily consist of heating, ventilation, and air conditioning (HVAC) equipment associated with individual single-family residences. Each residence is assumed to include one 3-ton HVAC unit, located at ground level. The nearest adjacent residential receptors are anticipated to be at least 165 feet from the HVAC units.

The maximum sound power level of a typical residential HVAC unit is approximately 73 dBA. At a distance of 165 feet, the resulting sound pressure level will be approximately 28 dBA. Assuming all 12 HVAC units operate simultaneously, the combined sound level

at the nearest sensitive receptor will be approximately 39 dBA Leq, which is below the County's nighttime residential noise limit of 45 dBA Leq.

Accordingly, operational noise impacts will be less than significant Mitigation measures are not required.

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

Less than Significant Impact. A Noise Impact Assessment dated February 3, 2025, was prepared for the Project by MD Acoustics, LLC (Appendix F). Construction activities will involve the use of equipment such as vibratory rollers and bulldozers, which may operate as close as 100 feet from nearby residences. Vibratory rollers may generate vibration levels of up to 0.046 inches per second peak particle velocity (PPV), while bulldozers may generate vibration levels of up to 0.019 inches per second PPV.

Although vibration from vibratory rollers may be perceptible, both levels are well below the 0.2 inches per second PPV threshold commonly associated with potential structural damage to buildings. As such, groundborne vibration impacts will be less than significant. Mitigation measures are not required.

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

No Impact. A Noise Impact Assessment dated February 3, 2025, was prepared for the Project by MD Acoustics, LLC (Appendix F). The Project site is not located within the vicinity of a private airstrip, an airport land use plan, or within two miles of a public or public-use airport. Therefore, the Proposed Project will not expose future residents or workers to excessive aircraft-related noise. There would be no impact. Mitigation measures are not required.

Mitigation Measures:

No mitigation 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:

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)?*

Less than Significant Impact. The Proposed Project will not induce substantial unplanned population growth. The applicant proposes a Tentative Tract Map (TTM) to subdivide an existing 122.98-acre parcel into 13 lots, including 12 residential lots and one remainder parcel. Approximately half of the site is zoned Rural Living (R-L), and the remaining portion is zoned Resource Conservation (R-C).

The 12 residential lots will retain the existing R-L zoning designation, which allows for the development of one single-family residence per lot. The remainder parcel will retain its R-C zoning and will remain undeveloped. The Proposed Project does not include any changes to existing land use designations, zoning classifications, or growth policies.

Any future population increase associated with the development of single-family residences on the R-L–zoned lots will be consistent with and anticipated under the County's General Plan and existing zoning regulations. The Proposed Project does not propose extensions of major infrastructure, increased development intensity, or land use changes that will induce growth beyond what is already planned and permitted.

Accordingly, any population increase will represent planned growth, not unplanned growth. Impacts related to population growth will be less than significant, and mitigation measures are not required.

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

No Impact. The Project site is currently vacant and undeveloped. The Proposed Tentative Tract Map (TTM) will subdivide the site into residential lots consistent with existing Rural Living (R-L) zoning and one Resource Conservation (R-C) parcel that will remain undeveloped. No existing residences, structures, or occupied housing units will be removed or displaced as a result of the Proposed Project.

Because the Proposed Project will not displace any existing people or housing, it will not necessitate the construction of replacement housing elsewhere. Therefore, no impact will occur, and mitigation measures are not required.

Mitigation Measures:

No mitigation 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?	☐	☐	☒	☐

SUBSTANTIATION:

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?

Less than Significant Impact. The nearest fire station to the Project site is the San Bernardino County Fire Station 41 in Yucca Valley, located approximately nine and a half miles southeast of the Project site. According to the County Wide Policy Plan Draft EIR, the Project site is within the East Desert Region of San Bernardino County. The County projects a population of 27,162 people by 2040. The applicant proposes to subdivide the existing 122.98-acre lot into 13 individual lots, of which 12 lots will retain the Rural Living (R-L) zoning and will be sold as individual undeveloped lots for the future development of single-family homes. Each lot is only permitted one single family dwelling unit per lot, resulting in 12 future single-family homes. Future developers will need to comply with County Fire guidelines for fire protection and safety before approval of building permits. Additionally, development impact fees are collected at the time of building permit issuance to offset Project impacts. Therefore, impacts will be less than significant and mitigation measures are not required.

Police Protection?

Less than Significant Impact. The San Bernardino County Sheriff's Department (SBCSD) serves the community of Pioneertown. The Project site is within the East Desert Region Unincorporated areas of San Bernardino County. According to the Countywide Policy Plan Draft EIR (Countywide EIR, 2020), the area is served by the Morongo Basin Station in Western Joshua Tree. SBCSD reviews staffing needs yearly

and adjusts service levels as needed to maintain an adequate level of public protection. Additionally, development impact fees are collected at the time of building permit issuance to offset Project impacts. Therefore, impacts to Sherriff's Services will be less than significant and mitigation measures are not required.

Schools?

Less than Significant Impact. The Project site is served by the Morongo Unified school district (MUSD). MUSD covers the East Desert Valley Region of San Bernardino County. The proposed TTM will subdivide the existing 122.98-acre lot into 13 individual lots, 12 of which will be sold for the development of single-family homes zoned as Rural Living (R-L). Per the County zoning code, the R-L zone is a minimum of one dwelling unit per every 5-acre minimum allowing one single family home on each of the 12 lots. The population growth from the approval of the TTM will have a minimal effect on the current population and is well below the County's project population growth of 27,162 people by 2040 (Countywide EIR, 2020). Additionally, development impact fees are collected at the time of building permit issuance to offset project impacts. Therefore, impacts to schools will be less than significant and mitigation measures are not required.

Parks?

Less than Significant Impact. Currently there are no parks within the vicinity of the project. The Project site is within the rural east desert area of San Bernardino County with a low population in the general vicinity of the Project site (Countywide Policy Plan, 2020). However, development impact fees are collected at the time of building permit issuance to offset project impacts. Therefore, impacts to parks will be less than significant and mitigation measures are not required.

Other Public Facilities?

Less than Significant Impact. The proposed Tentative Tract Map (TTM) for residential lot sale purposes will have a negligible increase to the East Desert Region. The TTM will subdivide the existing 122.98-acre site into 13 individual lots, of which 12 lots are residential lots intended for single family homes. Additionally, development impact fees are collected at the time of building permit issuance to offset project impacts. Therefore, impacts will be less than significant and mitigation measures are not required.

Mitigation Measures:

No mitigation required.

XVI.RECREATION	Potentially Significant Impact	Less then Significant with Mitigation	Less than Significant	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility 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:

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?*

Less than Significant Impact. The Tentative Tract Map (TTM) for residential lot sales will subdivide the existing 122.98-acre parcel into 13 individual lots, 12 of which will remail Rural Living (R-L) and are intended for future development of single-family homes. The remaining lot is within the Resources Conservation (R-C) zone and will remain undeveloped. The TTM will have a negligible effect on the projected population growth of 27,162 currently projected by the Countywide Policy Plan EIR (Countywide EIR, 2020). Currently the project is near the Pioneertown Mountains Preserve and surrounded by several hiking trails. The nearest recreational parks to the site are in Yucca Valley, approximately 10 miles south of the Project site. Additionally, development impact fees are collected at the time of building permit issuance to offset project impacts. Therefore, impacts will be less than significant and mitigation measures are not required.

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?*

Less than Significant Impact. The Tentative Tract Map (TTM) for residential lot sales will subdivide the existing 122.98-acre parcel into 13 individual lots, 12 of which will remail Rural Living (R-L) and are intended for future development of single-family homes. The remaining lot is within the Resources Conservation (R-C) zone and will remain undeveloped. The TTM does not propose to build a recreational park as the increase to the existing population in the East Desert Region will be negligible. However, development impact fees are collected at the time of building permit issuance to offset project impacts. Therefore, there will be no impact, and mitigation measures are not required.

Mitigation Measures:

No mitigation 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:

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

Less than Significant Impact. A Trip Generation Assessment dated January 10, 2025, was prepared for the Proposed Project by Integrated Engineering Group, Appendix G.1). Appendix G.1 analysis evaluate the Project's consistency with the San Bernardino County Transportation Authority Recommended Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment (February 2020), consistent with Senate Bill 743 and California Environmental Quality Act requirements.

Trip Generation and Screening

Based on trip generation rates from the Institute of Transportation Engineers Trip Generation Manual (11th Edition), the Proposed Project is estimated to generate approximately 113 average daily trips, including eight morning peak-hour trips and eleven evening peak-hour trips (Appendix G.1)

Under County Guidelines, projects generating fewer than 250 two-way peak-hour trips are not required to prepare a detailed intersection capacity or roadway segment analysis. Because the Proposed Project's trip generation falls well below this screening threshold, a full traffic impact analysis is not required.

The Transportation Memo clarifies that trip distribution, and assignment analysis are not required because the Project does not exceed County screening thresholds that will trigger detailed capacity modeling (Appendix G.1).

Consistent with Senate Bill 743, transportation impacts under the California Environmental Quality Act are evaluated using Vehicle Miles Traveled rather than level of service. The January 2025 Vehicle Miles Traveled Analysis (Appendix G.1) evaluated Project-generated origin-destination Vehicle Miles Traveled per service population using the San Bernardino County Transportation Analysis Model.

As shown in Appendix G.1, the Project's Vehicle Miles Traveled per service population is below the County baseline threshold under both existing (2019) and cumulative (2050) conditions. Therefore, the Project will not result in a significant transportation impact under California Environmental Quality Act standards.

The Proposed Project will not conflict with the County General Plan Circulation Element. Specifically:

- Roadway System: Access to the Project site will be provided via private access easements connecting to Pipes Canyon Road, an existing public roadway. No roadway reclassifications, new thorough connections, or modifications to the County's planned roadway network are proposed.
- Capacity and Operations: Project-generated traffic is minimal relative to existing roadway capacity and does not exceed County thresholds requiring further operational analysis.
- Emergency Access: The Tentative Tract Map demonstrates compliance with County roadway width, access design, and emergency vehicle clearance requirements.
- Multimodal Facilities: The Project does not remove, obstruct, or interfere with existing transit routes, bicycle facilities, or pedestrian infrastructure. The surrounding rural area does not include designated transit priority areas or planned bicycle corridors that will be affected by the Project.

Because the Project maintains existing roadway connectivity, complies with County roadway design standards, and does not adversely affect multimodal facilities, it will not conflict with adopted circulation system plans, ordinances, or policies.

The Proposed Project will not conflict with the County's adopted circulation system, including roadway, transit, bicycle, and pedestrian policies. Transportation impacts will be less than significant.

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

Less than Significant Impact. A Vehicle Miles Traveled (VMT) Analysis dated January 2025 was prepared for the Proposed Project by Integrated Engineering Group, Appendix G.2. The VMT Analysis was conducted in accordance with CEQA Guidelines Section 15064.3, Senate Bill 743, and the San Bernardino County Transportation Authority (SBCTA) Recommended Traffic Impact Analysis Guidelines (February 2020).

The Proposed Project did not qualify for screening under Transit Priority Area (TPA), low-VMT area, or project-type screening criteria; therefore, a full VMT analysis was conducted using the San Bernardino County Transportation Analysis Model (SBTAM Plus). Both baseline year (2019) and horizon year (2050) conditions were evaluated.

The analysis utilized Origin/Destination (OD) VMT per service population as the significance metric, consistent with SBCTA guidance. Project VMT was compared to

the San Bernardino County baseline OD VMT per service population threshold of 37.99, obtained from the SBCTA VMT mapping tool.

The analysis found the following results:

- 2019 OD VMT per service population: 35.34
- 2025 (interpolated) OD VMT per service population: 35.65
- 2050 OD VMT per service population: 36.94

In all evaluated years, the Project's VMT per service population remains below the County threshold. Additionally, the Project does not increase overall Countywide roadway VMT when compared to "without project" conditions.

No modifications were made to the transportation network, and full model runs with feedback loops were conducted. The project land use was treated as additional land use in the 2050 cumulative scenario, making the analysis conservative. The evaluation metric used was Origin/Destination (OD) VMT per service population, which accounts for all weekday trips with at least one trip-end in the study area. OD VMT was estimated using matrix outputs from the skimming step, considering both peak and off-peak periods.

To determine significance, the project's OD VMT per service population was compared to the San Bernardino County Baseline OD VMT per service population. If the project exceeded this baseline in either the base or cumulative scenario, it was considered to have a significant impact. The county threshold was obtained from the SBCTA VMT Map.

Project VMT analysis for 2019 total OD VMT per service population was 35.34 which is less than 37.99 Baseline San Bernardino County Threshold.

Project VMT analysis for 2025 (interpolated) total OD VMT per service population was 35.65 which is less than 37.99 Baseline San Bernardino County Threshold.

Project VMT analysis for 2050 total OD VMT per service population was 36.94 which is less than 37.99 Baseline San Bernardino County Threshold.

Therefore, the proposed project is below the San Bernardino County thresholds and impacts will be less than significant.

c - d) *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? Result in inadequate emergency access?*

No Impact. Access to the Project site will be provided via private access easements along Pipes Canyon Road. The Proposed Project does not include hazardous geometric design features, dangerous intersections, or incompatible land uses. The Tentative Tract Map (TTM) demonstrates compliance with County Fire Department access requirements. The Project will not impair emergency response or evacuation access. Therefore, no impact will occur.

Mitigation Measures:

No mitigation 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 (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☒	☐	☐

SUBSTANTIATION:

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).*

Less than Significant Impact. A Phase I Cultural Resources Inventory Report dated March 2025 was prepared for the Project site by South Environmental (Appendix C). The study included a California Historical Resources Information System (CHRIS) records search through the South-Central Coastal Information Center (SCCIC), a California Native American Heritage Commission (NAHC) Sacred Lands File search, a pedestrian field survey, and outreach to California Native American tribes consistent with Assembly Bill 52 (AB 52) requirements.

AB 52 consultation requests were sent to tribes traditionally and culturally affiliated with the Project area. Two tribes responded. The Fort Yuma Quechan Indian Tribe indicated no comment, and the Yuhaaviatam of San Manuel Nation provided a late response indicating potential interest but did not request formal consultation. No tribe identified a tribal cultural resource within the Project site, and no tribal cultural resources were identified through the Sacred Lands File search or tribal outreach.

No prehistoric or archaeological resources were identified within the Project site as a result of the SCCIC records search, Sacred Lands File search, or pedestrian survey. One historic-age resource (SE-Pipes-01) was identified and recorded during the field survey. SE-Pipes-01 consists of the ruins of a former residence that has since been converted for use as a private event space.

The resource was evaluated for eligibility for listing in the California Register of Historical Resources (CRHR) using Department of Parks and Recreation (DPR) forms (Appendix H), consistent with the criteria set forth in Public Resources Code Section 5024.1 and applicable integrity considerations. Although the structure may be associated with early settlement of the Pipes Canyon area, it lacks sufficient integrity and verifiable historical associations related to its period of construction (circa 1926–1928) to convey significance under CRHR criteria. Accordingly, SE-Pipes-01 is recommended not eligible for listing in the CRHR.

Because no tribal cultural resources, as defined under Public Resources Code Section 21074, were identified within the Project site, and the one recorded historic-age resource is not eligible for listing in the CRHR, the Proposed Project will not cause a substantial adverse change in the significance of a tribal cultural resource. Therefore, impacts will be less-than significant, and no mitigation measures are required.

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

Less than Significant Impact with Mitigation Incorporated. Pursuant to Assembly Bill 52 (AB 52), the County of San Bernardino initiated formal consultation with California Native American tribes that are traditionally and culturally affiliated with the Project site. In accordance with Public Resources Code Section 21080.3.1, consultation requests were sent to tribes identified by the Native American Heritage Commission.

The Fort Yuma Quechan Indian Tribe responded on October 21, 2025, indicating that they did not request consultation and had no comments regarding the Project. The Yuhaaviatam of San Manuel Nation responded on October 20, 2025, indicating potential interest in consultation; however, this response was received after the initial consultation request period. No formal AB 52 consultation was requested or initiated by any tribe within the statutory timeframe.

In addition, a Sacred Lands File search was conducted through the Native American Heritage Commission, which returned negative results for known tribal cultural resources within the Project site. No tribal cultural resources were identified through the records search, cultural resources investigation, or tribal correspondence.

Although no tribal cultural resources have been identified, there remains the potential for previously unknown tribal cultural resources to be encountered during ground-disturbing activities. In the event of an inadvertent discovery,

Mitigation Measure CUL-1 (archaeological resources) and Mitigation Measure CUL-2 (human remains) require work stoppage, evaluation by qualified professionals, notification of appropriate agencies, and coordination with Native American representatives in accordance with Public Resources Code Sections 5097.98 and 21080.3.2.

Based on the absence of identified tribal cultural resources, the lack of a formal request for AB 52 consultation, and the implementation of existing cultural resource mitigation measures addressing inadvertent discoveries, the Proposed Project will not cause a substantial adverse change in the significance of a tribal cultural resource. Formal AB 52 consultation will continue through the CEQA process in coordination with the San Manuel Band of Mission Indians. Impacts related to tribal cultural resources will be less than significant.

Mitigation Measures:

CUL-1: Shall archaeological resources (sites, features, or artifacts) be exposed during construction activities for the proposed project, all construction work occurring within 100 feet of the find shall be halted until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find. Depending on the significance of the find, the archaeologist may simply record the find and allow work to continue. In the event that an identified cultural resource is of Native American origin, the qualified archaeologist will consult with the project applicant and the County of San Bernardino to implement Native American consultation procedures. If the discovery proves significant under CEQA, additional work such as preparation of an archaeological treatment plan, testing, monitoring, or data recovery may be warranted.

CUL-2: In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the remains are determined to be Native American, the Coroner shall notify the NAHC in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the Most Likely Descendant (MLD) from the deceased Native American. The MLD shall complete their inspection within 48 hours of being granted access to the site. The MLD shall then determine, in consultation with the property owner, the disposition of the human remains.

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, 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:

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?*

Less than Significant Impact. The Proposed Project consists of a Tentative Tract Map (TTM) to subdivide an existing 122.98-acre parcel into 13 parcels for residential lot sale purposes. Twelve parcels would be zoned Rural Residential (R-R) and sold for future development of single-family homes, while one parcel would remain zoned Resource

Conservation (R-C) and remain undeveloped. The Proposed Project does not include construction of residences or infrastructure at this time.

Wastewater service in the project area is not provided by a regional sewer system. Consistent with rural development patterns in this portion of San Bernardino County, future development of single-family residences would utilize individual on-site wastewater treatment systems (OWTS) unless regional sewer service becomes available. OWTS would be required to comply with the San Bernardino County Development Code, Title 8, Chapter 82.07, the County's adopted Local Area Management Plan (LAMP), and the State Water Resources Control Board (SWRCB) OWTS Policy (2012). Installation of OWTS would involve localized trenching and construction activities typical of residential development, and potential short-term impacts would be minimized through implementation of standard construction best management practices (BMPs) (San Bernardino County Code §82.07.030; SWRCB, 2012).

Water supply for future residences would be provided by installation of individual private wells. Prior to development, future applicants would be required to obtain approval from San Bernardino County Environmental Health Services and submit well completion reports in accordance with County Code §82.06.030 and California Department of Water Resources well standards (Bulletins 74-81 and 74-90). Well placement and OWTS locations would be required to meet County separation requirements to protect groundwater quality (San Bernardino County Development Code, Title 8, Chapter 82.06).

Electrical service in the project area is provided by Southern California Edison (SCE). Existing overhead electrical facilities are present along Pipes Canyon Road, and future development would be expected to connect to existing infrastructure within the public right-of-way. No new or expanded regional electrical facilities would be required (SCE Service Territory Map).

Gas service will be provided via individual on-site propane tanks, which are typical for rural residential development in the area. No expansion of regional natural gas infrastructure will be required.

Telecommunications service in the vicinity of the Project site is provided by Spectrum and Frontier. Existing facilities serve nearby development, and future residences will connect through standard service laterals. No new telecommunications facilities or off-site expansions will be required.

Because utility extensions associated with future development will be limited to on-site connections and standard service laterals within existing rights-of-way, and because no new regional utility facilities will be required, the Proposed Project will not result in significant environmental effects related to utilities. Impacts will be less than significant.

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

Less than Significant Impact. Water supply for future development will be provided by individual private wells. Rural residential water demand in San Bernardino County is estimated at approximately 0.3 acre-feet per year per residence (California Department

of Water Resources). For 12 residences, total annual water demand will be approximately 3.6 acre-feet per year.

The Project site overlies groundwater resources within the Morongo Basin region, where private domestic wells are common. Future development will be required to demonstrate adequate well yield and water availability through County-required well capacity testing prior to issuance of building permits, in accordance with San Bernardino County Code §82.06.030. Well construction will also be required to comply with applicable State and County well standards.

Available groundwater data, including nearby well completion reports maintained by the California Department of Water Resources, indicate that wells in the project vicinity are capable of supporting low-density rural residential uses. There is no indication in the San Bernardino County General Plan or available hydrologic data that the incremental water demand associated with 12 single-family residences will result in groundwater overdraft conditions during normal, dry, or multiple dry years (County of San Bernardino General Plan, 2007).

Accordingly, sufficient water supplies would be available to serve the Proposed Project and reasonably foreseeable future development, and impacts would be less than significant.

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?*

No Impact. The Proposed Project is not located within a municipal sewer service area and will not be served by a public wastewater treatment provider. Future development will utilize individual on-site wastewater treatment systems designed and permitted in accordance with the SWRCB OWTS Policy (2012) and San Bernardino County Development Code Chapter 82.07.

Because the Project will not rely on or affect any regional wastewater treatment facilities, it will not result in a demand for wastewater treatment capacity from a public provider. Therefore, there will be 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?*

Less than Significant Impact. Solid waste generated by future residential development will be disposed of at facilities serving the East Desert Region of San Bernardino County, including the Landers Sanitary Landfill. According to CalRecycle solid waste generation factors, a single-family residence generates approximately 10 pounds of solid waste per day. For 12 residences, this equates to approximately 120 pounds (0.06 tons) per day.

As of 2025, the Landers Sanitary Landfill had more than 11 million tons of remaining permitted capacity and a permitted daily disposal capacity of approximately 1,200 tons per day (CalRecycle, Landers Sanitary Landfill, accessed February 2025). Project-related solid waste generation will represent a negligible contribution to overall landfill demand.

Construction and operational waste generation will be minimal relative to available landfill capacity. Compliance with the County's Construction and Demolition Debris

Recycling Program will ensure diversion of recyclable materials. Therefore, impacts will be less than significant.

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

Less than Significant Impact. Construction associated with future development will be required to comply with San Bernardino County requirements for construction and demolition waste management, including preparation of a Construction and Demolition Solid Waste Management Plan as a condition of approval. This plan will document waste generation, diversion, and disposal in accordance with County requirements.

Operational solid waste generated by future residences will be collected and disposed of in compliance with applicable local, regional, and state regulations, including the California Integrated Waste Management Act of 1989 Assembly Bill (AB 939) and the California Solid Waste Reuse and Recycling Access Act Assembly Bill (AB 1327).

With adherence to applicable waste management statutes and regulations, solid waste will be properly managed, and impacts will be less than significant.

The Proposed Project will not require the construction or expansion of regional utility facilities and will comply with all applicable water supply, wastewater, solid waste, and utility service regulations. No significant adverse utility-related impacts are anticipated, and no mitigation measures are required.

Mitigation Measures:

No mitigation 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?	☐	☐	☐	☒
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:

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

No Impact. The proposed Tentative Tract Map (TTM) for residential lot sales will not impair adopted emergency response plan or emergency evacuation plan. According to the County General Plan evacuation routes are I-62 and Highway 247 (Countywide Policy Plan, 2020). The Project site is located approximately six miles from the designated evacuation routes.

The TTM shows access to the individual lots coming off of Pipes Canyon Road. Pipes Canyon Road will continue to be the access road to future single-family homes. The applicant is proposing to subdivide the existing 122.98 parcel into 13 individual lots, 12 of which will be sold to persons wishing to build single family homes on the individual lots. Future developers of the individuals lots will need to comply with County of San Bernardino and CalFire fire safety requirements. Therefore, there will be no 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?*

Less than Significant Impact with Mitigation Incorporated. The Project site is located within a High Fire Hazard Severity Zone (HFHSZ) (Countywide Policy Plan, 2020; Office of the State Fire Marshal, 2024). Countywide Policy Plan Policy HZ-1.2 generally requires new development to be located outside of High or Very High Fire Hazard Severity Zones where feasible. However, the Policy also recognizes that where parcels do not have sufficient buildable area outside such hazard areas, adequate mitigation is required, including building and site design measures that allow occupants to shelter in place and provide sufficient time to evacuate during extreme weather and natural disasters (Countywide Policy Plan, 2020).

The Proposed Project is a Tentative Tract Map (TTM) for lot sale purposes, subdividing approximately 122.98 acres into 13 parcels, including 12 residential lots that could be developed in the future with single-family residences. Although the applicant is not proposing home construction at this time, any future residential development on the subdivided lots will be required to comply with applicable San Bernardino County Fire Department/CAL FIRE requirements and the California Building Code wildfire-related construction standards in effect at the time of development, as part of the County's discretionary review and building permit process. These requirements typically include, but are not limited to, ensuring compliant fire apparatus access, on-site water supply/fire flow and fire protection features (as applicable), and wildfire risk-reduction site design measures (e.g., fuel modification/defensible space and ignition-resistant construction features).

Mitigation Measure WIL-1 Will ensure that future development incorporates project-level measures consistent with Policy HZ-1.2 to reduce exposure to wildfire hazards, including providing defensible space and wildfire-resilient building features and access/emergency planning measures that support evacuation and/or shelter-in-place conditions during wildfire events. With implementation of MM WIL-1, impacts related to wildfire exposure (including exposure to smoke/pollutants and risk of uncontrolled wildfire spread affecting future occupants and structures) will be reduced to a less than significant level.

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?*
Less than Significant Impact. Less than Significant Impact with Mitigation Incorporated. The Proposed Project would require installation of associated infrastructure, including private access roads and utility connections, to serve future residential development. The Project site is located within a High Fire Hazard Severity Zone (HFHSZ) (Countywide Policy Plan, 2020; Office of the State Fire Marshal, 2024). Future development would be required to comply with applicable San Bernardino County Fire Department/CAL FIRE requirements and California Building Code wildfire-related standards, including fire apparatus access, defensible space, emergency water supply, and ignition-resistant construction features. Implementation of Mitigation Measure WIL-1 would ensure incorporation of wildfire risk-reduction measures into future development and associated infrastructure improvements. Therefore, impacts related to associated infrastructure and wildfire risk would be reduced to a less than significant level.

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?
Less than Significant Impact. The Project site is not located within a Federal Emergency Management Agency (FEMA) 100-year floodplain nor a 500-year floodplain. The Project site is not in an area at risk of landslides according to the Countywide Policy Plan Policy Map HZ-2 Liquefaction & Landslide Hazards and HZ-4 Flood Hazards (Countywide Policy Plan, 2019). The Project site is relatively flat with few low rocky hills surrounding the parcel. Therefore, impacts are less than significant and mitigation measures are not required.

Mitigation Measures:

WIL-1: Prior to issuance of grading permits and/or building permits for any residence on the subdivided lots, the future project applicant shall demonstrate compliance with San Bernardino County Fire Department/CAL FIRE requirements and applicable wildfire-related California Building Code standards in effect at the time of development for sites located in the High Fire Hazard Severity Zone (HFHSZ). Fire-safe design features shall be incorporated into future improvement plans and building plans, as applicable, and shall include (at minimum):

- compliant emergency/fire apparatus access (including roadway widths/turnarounds as required);
- wildfire risk reduction measures such as defensible space/fuel modification and ignition-resistant construction features consistent with adopted codes/ standards; and
- any additional fire protection features required by the County Fire Department/CAL FIRE during plan review to support evacuation and/or

shelter-in-place considerations consistent with Countywide Policy Plan Policy HZ-1.2.

Evidence of Fire Department/CAL FIRE review and required approvals/conditions shall be provided prior to issuance of grading and/or building permits.

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?	☐	☒	☐	☐

SUBSTANTIATION:

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?*

Less than Significant Impact with Mitigation Incorporated. The Biological Resources analysis determined that the Project site supports native desert vegetation

and may provide habitat for special-status plant and wildlife species. Without mitigation, construction associated with future development could result in habitat loss, direct mortality, or disturbance to sensitive biological resources. Mitigation Measures BIO-1 through BIO-9 require pre-construction surveys, worker environmental awareness training, avoidance buffers, seasonal restrictions, species-specific avoidance or relocation measures, habitat restoration, and compensatory mitigation, which will avoid or substantially reduce impacts to biological resources.

The Cultural Resources analysis identified the potential for inadvertent discovery of archaeological resources or human remains during future ground-disturbing activities. Mitigation Measures CUL-1 and CUL-2 require archaeological monitoring during initial ground disturbance, immediate work stoppage upon discovery, evaluation by a qualified archaeologist, and treatment of resources in accordance with applicable state laws, including California Health and Safety Code §7050.5 and Public Resources Code §5097.98.

With implementation of Mitigation Measures BIO-1 through BIO-9 and CUL-1 and CUL-2, the Project will not substantially degrade environmental quality, reduce wildlife populations below self-sustaining levels, threaten plant or animal communities, or eliminate important examples of California history or prehistory. Impacts will therefore be less than significant with mitigation incorporated.

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)?

Less than Significant Impact. The Project consists of a Tentative Tract Map subdividing an approximately 123-acre parcel into 12 rural residential lots and one Resource Conservation parcel. When viewed in combination with past, present, and reasonably foreseeable future development in the Pioneertown area, the Project's incremental contribution to cumulative impacts will not be cumulatively considerable.
The Project will not induce growth beyond what is already allowed under existing Rural Living zoning and the County General Plan, will not require extension of major infrastructure, and will not introduce land uses or development intensities inconsistent with surrounding rural development patterns. Additionally, potential cumulative impacts related to biological resources, cultural resources, geology, wildfire risk, air quality, noise, and traffic have been evaluated throughout this document and were found to be less than significant with the incorporation of project-specific mitigation or compliance with applicable regulations, where required.

Because the Project's incremental effects are minor, consistent with planned land use, and will not meaningfully contribute to cumulative environmental degradation when considered with other projects, cumulative impacts will be less than significant, and no additional mitigation is required.

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

Less than Significant Impact with Mitigation Incorporated. Future construction activities associated with development of the subdivided lots could result in temporary effects related to dust, noise, traffic, and exposure to geologic and wildfire hazards

typical of the region. However, these effects will be controlled through compliance with applicable regulations and implementation of project-specific mitigation measures.

Mitigation Measures GEO-1 through GEO-6 require compliance with geotechnical design recommendations, grading and compaction standards, erosion and sediment control measures, paleontological monitoring, and construction oversight to ensure site stability and safety. Mitigation Measures BIO-1 through BIO-9 and CUL-1 and CUL-2 further reduce the potential for adverse effects on construction workers and nearby receptors by minimizing exposure to sensitive biological and cultural resources and ensuring appropriate procedures are followed in the event of discoveries.

With implementation of the identified mitigation measures and compliance with applicable building, fire, and safety standards, the Project will not result in substantial adverse effects on human beings, either directly or indirectly. Therefore, impacts will be less than significant with mitigation incorporated.

Mitigation Measures:

BIO-1: Preconstruction Nesting Bird and Raptor Survey

If possible, ground disturbing activities and vegetation removal shall be timed to occur between September 1 – January 31, which is outside the bird and raptor nesting season. If ground disturbing activities or vegetation removal (including tree trimming) are scheduled between February 1 – August 31, which is the bird nesting season, a preconstruction survey for nesting birds shall be conducted within 72 hours prior to construction activities. The survey shall be conducted by a qualified biologist with prior experience conducting nesting bird surveys for construction projects. The study area shall include the affected area and suitable habitat within a 500-foot buffer, or a buffer size determined by the qualified biologist based on level of proposed disturbance and access. If no active nests are found, no additional measures are required.

If active nests are found the biologist will map the location and document the species and nesting stage. A no-work buffer will be established around the active nest as determined by the qualified biologist and based on the species' sensitivity to disturbance and the type and duration of the disturbance. No construction activities shall occur within the no-work buffer until the biologist has determined the nest is no longer active.

BIO-2: Western Joshua Tree Permitting and Mitigation Fees

To obtain the permit the applicant must complete a permit application and submit the application and Western Joshua Tree inventory to the CDFW Region 6 Office via the online permitting system. This permit will require coordination with both the County of San Bernardino and CDFW to determine the number of Joshua Trees that the agencies will require for transplanting to areas outside of the development.

There is an in-lieu fee program that allows for a fee-based mitigation for removal of Joshua Trees. The 2025 Western Joshua Tree Conservation Act Incidental Take Permit annual mitigation fees for the proposed removal of 58 Western Joshua Trees within the reduced fee area is a total of $12,010.50 as follows:

- 28 Class A trees x $152.75 = $4,277.00
- 28 Class B trees x $203.50 = $5,698.00

- 2 Class C trees x $1,017.75 = $2,035.50

BIO-3: Western Joshua Tree Avoidance During Construction

South Environmental recommends installing temporary protective fencing between the project work space and each Western Joshua Tree during construction of the project. The fencing shall be high-visibility fencing placed at a minimum 15-meter buffer zone prior to start of construction (or at the distance that is permitted for trees closer to the site). No work or project activities shall occur within the fenced area and all work shall occur outside of the proposed Western Joshua Tree buffers. Fencing will help prevent compaction and/or contamination of soil and root zone.

During construction, heavy equipment and vehicles shall be operated in accordance with standard Best Management Practices (BMPs). For example, all equipment used in the workspace shall be properly maintained such that no leaks of oil, fuel, or residues will take place. Provisions shall be in place to remediate any accidental spills. Implementation of the BMPs will help minimize the potential for impact to Western Joshua Trees both within and outside the Western Joshua Tree buffer zones.

BIO-4: Crotch's Bumble Bee Survey, Nest Avoidance, and Habitat Restoration or Replacement

Due to suitable habitat within both the Desert Almond Scrub and Western Joshua Tree Woodland and a high potential for food plant genera Eriogonum sp. and Phacelia sp., within one year prior to grading and/or vegetation removal, a qualified biologist familiar with the species behavior and life history shall conduct focused proactivity surveys in all project areas with potential foraging, nesting, and/or overwintering habitat and within a 100-feet buffer area.

Surveys shall be performed by a biologist who has completed a bumble bee training course, workshop, or curriculum approved by CDFW or has the appropriate handling permits.

Focused surveys shall be conducted within the same calendar year prior to the start of vegetation- or ground-disturbing activities. Surveys shall be conducted using CDFW-approved survey protocols. No fewer than three surveys shall be conducted, the first of which shall include a habitat assessment of foraging, nesting, and overwintering habitats. Pre-project surveys shall be conducted during peak flight period from April through August at least 2 weeks apart. Surveys shall occur when weather conditions are favorable for detection when temperatures are above 60 degrees Fahrenheit and not during wet conditions. Sunny days with low wind speeds (less than 10 miles per hour) are optimal. Partially cloudy days or overcast conditions are permissible if a person's shadow is visible. Surveys shall be conducted at least two hours after sunrise and three hours before sunset. Survey results shall be recorded using the current CDFW-approved survey form.

Survey results, including negative findings, shall be submitted to the County and CDFW prior to implementing project-related ground-disturbing activities and/or vegetation removal where there may be impacts to Crotch's bumble bee. At minimum, a survey report shall provide the following:

- A description and map of the survey area, focusing on areas that could provide suitable habitat for Crotch's bumble bee.
- Field survey conditions that shall include name(s) of qualified entomologist(s) and brief qualifications, date and time of survey, survey duration, general weather conditions, survey goals, and species searched.

- Map(s) showing the location of nests/colonies; and,
- A description of physical (e.g., soil, moisture, slope) and biological (e.g., plant composition) conditions where each nest/colony is found. A sufficient description of biological conditions, primarily impacted habitat, shall include native plant composition (e.g., density, cover, and abundance) within impacted habitat (e.g., species list separated by vegetation class; density, cover, and abundance of each species).

If Crotch's bumble bee is detected, the CDFW and County shall be notified within 48-hours, and the biologist shall establish an appropriate no-work buffer around the occupied area as approved by the County and CDFW. The no-work buffer may be removed, and activities may resume after October 15.

If Crotch's bumble bee cannot be avoided by the project, take authorization through a Memorandum of Understanding (MOU) pursuant to Fish and Game Code section 2081(a) must be obtained prior to impacts.

BIO-5: Desert Tortoise Preconstruction Survey

A preconstruction presence/absence survey for desert tortoise will be conducted on the project site according to the U.S. Fish and Wildlife Service (USFWS) 2019 Preparing for any action that may occur within the range of the Mojave desert tortoise (Gopherus agassizii) guidelines for small project surveys. The survey will be conducted by an experienced desert tortoise biologist and will include 10-meter belt transects conducted throughout the proposed impact areas and a 500-foot buffer to achieve 100% visual coverage of the site (approximately 130-acres). The survey would be timed to occur within 30-days of the start of construction.

Locations of live tortoises and their sign (burrows, scat, and carcasses) will be recorded during the survey using a GPS and the burrows and sign will be scored to understand recent activities of desert tortoise if any. The survey will include incidental observations for other sensitive burrowing animals: western burrowing owl (Athene cunicularia hypugaea), desert kit fox (Vulpes macrotis), and American badger (Taxidea taxus).

A detailed desert tortoise survey report will be prepared that describes the project, methods and results of the survey, and an assessment of potential impacts to desert tortoise from the project.

If desert tortoise or active burrows are identified on the project site and cannot be avoided by the project a take permit from the USFWS and the CDFW would be required prior to start of the project.

BIO-6: Special Status Reptile Survey and Protection and/or Relocation

A Relocation Plan (Plan) shall be submitted to the County prior to commencement of Project-related activities. Permittee shall resolve all comments and receive County approval in writing prior to commencement of Project-related activities. The Plan shall include information on the site from which the species is removed and the alternate habitat to which they are moved, such as soil type and other appropriate information depending on the species. In addition, the Plan shall identify proposed biologists who will handle species movement. All documentation shall include photographs of the removal site, alternate habitat site, and a GIS shape file, which shall be submitted at the completion of all species movement out of harm's way. Proposed sites to be used shall be submitted to the County prior to moving animals or plants. The Plan shall contain minimization and avoidance measures for special status reptiles.

A qualified biologist shall be present during all ground-disturbing activities to monitor for special-status reptiles encountered in the path of Project-related activities. The qualified biologist shall

make every effort to move the species out of harm's way to the extent feasible by doing one of the following: (1) Utilize shovel, rake, or similar hand tool to gently re-direct the animal out of work area; (2) Install silt fence or other exclusionary fencing to prevent species from re-entering disturbance area; and (3) If the biologist has the appropriate handling permits, capture/move species to appropriate habitat outside the disturbance area. The biologist shall have the authority to temporarily stop construction activities until the species is determined to be out of harm's way.

BIO-7: American Badger

No more than 30 days prior to the beginning of ground disturbance and/or construction activities for all Phases of the Project, a qualified biologist(s) shall conduct surveys to determine if potential American badger burrows are present in the Project area. Surveys shall encompass both the Project site and a buffer distance adequate to determine the potential for direct or indirect impacts. Surveys shall attain 100% visual coverage and be conducted using 10-m transects (or reduced based on topography and vegetation), to determine the presence or absence of individuals, dens, and sign.

If American badger burrows are located, the County and Project proponent shall have a qualified biologist(s) monitor the burrows using observation and tracking material and/or trail cameras over a three (3) day period to determine the status of the burrow.

If non-natal active dens can be avoided and buffered from Project activities, the biologist shall flag a minimum 100-foot disturbance-free buffer zone. A minimum 500-foot disturbance-free buffer shall be placed around the natal den and maintained until juvenile independence is determined by the biologist.

The biologist has the authority to halt or stop work if individuals exhibit signs of disturbance. Established buffers shall remain until the biologist determines the young have dispersed or the den is no longer active, or until Project activities cease.

If American badger is proposed to be relocated from an active den or an active den will be impacted, an exclusion plan, including compensatory mitigation, shall be prepared for CDFW review and approval that will be performed outside of breeding season and after juvenile dispersal.

BIO-8: Permitting for Impacts to Water Resources

The project is within Region 7, Colorado River RWQCB and an Application: Discharges of Dredged or Fill Material to Waters of the State shall be completed and sent to the RWQCB.

Due to impacts to streambeds the project will require a Lake and Streambed Alteration Agreement with the CDFW per Section 1600 of the Fish and Game Code. The project shall complete an online application with the CDFW for these impacts.

BIO-9: Permitting for Impacts to Protected Trees

Prior to initiation of ground-disturbing activities, the applicant shall obtain a Protected Tree Removal Permit from the County for any plant or tree subject to County Code Chapter 88.01, Plant Protection and Management. Protected species on the Project site include, but are not limited to: mature honey mesquite, species of the family Agavaceae, and western Joshua trees. A qualified arborist shall prepare a tree inventory identifying the location, species, size, and protection status of all trees that may be impacted by the project. The permit application and tree inventory shall be submitted to the County for review and approval. All protected trees

approved for removal shall be compensated through on-site replacement plantings or payment of in-lieu fees in accordance with County requirements. Tree removal shall occur only under the supervision of a qualified arborist. Evidence of permit issuance and compliance shall be provided to the County prior to issuance of grading permits.

CUL-1: Shall archaeological resources (sites, features, or artifacts) be exposed during construction activities for the proposed project, all construction work occurring within 100 feet of the find shall be halted until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find. Depending on the significance of the find, the archaeologist may simply record the find and allow work to continue. In the event that an identified cultural resource is of Native American origin, the qualified archaeologist will consult with the project applicant and the County of San Bernardino to implement Native American consultation procedures. If the discovery proves significant under CEQA, additional work such as preparation of an archaeological treatment plan, testing, monitoring, or data recovery may be warranted.

CUL-2: In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the remains are determined to be Native American, the Coroner shall notify the NAHC in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the Most Likely Descendant (MLD) from the deceased Native American. The MLD shall complete their inspection within 48 hours of being granted access to the site. The MLD shall then determine, in consultation with the property owner, the disposition of the human remains.

GEO-1: In accordance with the San Bernardino County General Plan Mitigation Monitoring and Reporting Program Mitigation Measure 5-5, a site proposed for development that has documented or inferred paleontological sensitivity requires that a paleontological resource monitoring and paleontological resources monitoring and mitigation plan (PRMMP) be prepared prior to site grading. The PRMMP shall specify the steps to be taken to mitigate impacts to paleontological resources. The PRMMP shall state the requirements for pre-construction training and describe the methods for paleontological monitoring, fossil discovery protocol, fossil preparation and curation, and reporting requirements.

GEO-2: Prior to the beginning of any ground disturbing activities, the Qualified Paleontologist shall conduct a Paleontological Awareness Training Program for all personnel. The program shall include descriptions of potential fossil resources that may be encountered in the Project site during earth- moving activities, a discussion of the pertinent laws and regulations relating to said paleontological resources in the area, and a review of the steps that shall be taken if a fossil discovery is made. The program shall be developed by the Qualified Paleontologist and delivered simultaneously with trainings on cultural and biological resources (if applicable), safety reviews and other matters of concern.

GEO-3: A full-time paleontological resource monitoring shall be performed by a paleontological monitor in these areas (Proposed Lots 3 through 6, 8 through 11, and a small portion on the

eastern border of the Remainder Parcel) under the direction of a Qualified Paleontologist during said activities. Monitoring shall involve the visual inspection of all earth-moving activities, graded areas, trench sidewalls, and spoils piles. If the project paleontologist determines that full-time monitoring is no longer required based on the geologic conditions of the site, the paleontologist may recommend that monitoring be reduced or stopped entirely.

Paleontological monitors shall prepare daily logs describing the activities of the construction crew, the types of excavation work being done, the equipment being used, recordings of the geology observed during these activities, and records of any fossil discoveries made, whether they be determined to be significant or not. Paleontological monitors shall also attempt to record the stratigraphy of the rock that is exposed by construction activities, whether or not fossils were discovered within the exposed sediments.

GEO-4: In the event that fossil materials be discovered, either by the paleontological monitor or the construction field crew, the paleontological monitor shall have the authority to temporarily halt or divert construction activities and equipment within a 50-foot radius of the site to further assess the discovery. Shall the fossils be determined to be of scientific significance, they shall be collected as soon as possible. Standard field procedures shall be used in the collection of fossils to ensure that no scientific data is lost in the recovery process. Fossil specimens discovered during construction can typically be collected by a single qualified paleontologist within a single day, usually in less than one hour. Occasionally, more extensive efforts may be required to properly salvage a fossil specimen, particularly for larger skeletal elements, entire skeletons, or large collections of smaller fossil remains. Shall this be the case, the paleontological monitor shall have the authority to temporarily halt, divert, or redirect construction activities to ensure that the fossil can be salvaged in a safe and timely manner. The paleontological monitor shall work directly with the field crew to clearly communicate their intentions and determine the best way to safely protect and recover the fossils, with minimal disruption to construction efforts.

GEO-5: An accredited repository (typically the SBCM) shall be identified for the long-term storage and care of any fossil specimens discovered during paleontological monitoring. Upon completion of the project, collected fossil specimens shall be prepared to the standards required by the repository that has agreed to take them and deliver them as soon as is feasible upon completion of the preparatory work. Preparatory work shall include the removal of excess sedimentary matrix, as well as any steps necessary for the repair and stabilization of the specimens. The specimens shall be identified to the lowest taxonomic level possible, and copies of all field notes and information related to the fossils shall be kept and provided to the repository as well upon delivery of the specimen. The cost of curation will be determined by the repository, and the costs of preparation and curation will be the responsibility of the client.

GEO-6: Upon completion of paleontological monitoring, the Qualified Paleontologist shall prepare a final monitoring and mitigation report to be submitted to all interested parties. This report shall detail the monitoring activities and methods used during construction, a description of the construction activities that took place, stratigraphic sections created during monitoring, a review of any fossils discovered (whether or not they were deemed significant and collected), a detailed description of the fossils that were collected including their scientific significance, and information relating to the repository where the fossils shall be curated.

WIL-1: Prior to issuance of grading permits and/or building permits for any residence on the subdivided lots, the future project applicant shall demonstrate compliance with San Bernardino County Fire Department/CAL FIRE requirements and applicable wildfire-related California

Building Code standards in effect at the time of development for sites located in the High Fire Hazard Severity Zone (HFHSZ). Fire-safe design features shall be incorporated into future improvement plans and building plans, as applicable, and shall include (at minimum):

- compliant emergency/fire apparatus access (including roadway widths/turnarounds as required),
- wildfire risk reduction measures such as defensible space/fuel modification and ignition-resistant construction features consistent with adopted codes/standards; and
- any additional fire protection features required by the County Fire Department/CAL FIRE during plan review to support evacuation and/or shelter-in-place considerations consistent with Countywide Policy Plan Policy HZ-1.2.

Evidence of Fire Department/CAL FIRE review and required approvals/conditions shall be provided prior to issuance of grading and/or building permits.

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