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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 CEQA Guidelines.

**PROJECT LABEL:**

<b>APNs:</b>	0601-231-20	<b>USGS Quad:</b>	Joshua Tree North
<b>Applicant:</b>	Nathan Resnick	<b>T, R, Section:</b>	T01N, R05E, Section 28
<b>Location</b>	Southeast corner of Yucca Mesa Road and Douglas Lane, in the Yucca Valley area, San Bernardino County.	<b>Thomas Bros</b>	
<b>Project No:</b>	PROJ-2020-00203	<b>Community Plan:</b>	Yucca Valley
<b>Rep</b>	Nathan Resnick	<b>LUZD:</b>	RL- 5: Rural Living, five acre minimum lot size.
<b>Proposal:</b>	A Conditional Use Permit to establish a camping area with 10 camp sites, including installed structures with utilities and portable shelters, linked by an internal roadway on approximately 18 acres.	<b>Overlays:</b>	Edge of Desert Tortoise Overlay

**PROJECT CONTACT INFORMATION:**

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

**Contact person:** Jim Morrissey, Contract Planner  
**Phone No:** (909) 387-4234    **Fax No:** (909) 387-3223  
**E-mail:** [Jim.Morrissey@lus.sbcounty.gov](mailto:Jim.Morrissey@lus.sbcounty.gov)

**PROJECT DESCRIPTION:**

***Summary***

A proposed "Bubble" campground with 10 campsites on 18 acres, in which each camp site includes a platform or deck raised approximately three above natural grade that contains a separate toilet and shower, and an enclosed bubble/pod for sleeping. Vehicular access will be provided to each site on compacted natural soil and/or decomposed granite roadway surface. The entire project site is fenced and has a combination check-in/conference/manger's unit of approximately 1,300 square feet in size. Water will be provided by a newly established local well and electricity by Southern California Edison. Site parking will be available at the check-in building and adjacent to each campsite.

### ***Surrounding Land Uses and Setting***

The Project Site and surrounding properties are currently vacant. The Project Site occurs within the unincorporated community of Yucca Valley in the County of San Bernardino and has a current Policy Plan Land Use designation and Zoning of RL (Rural Living) and RL-5 (Rural Living, five acre minimum lot size), respectively, as are the balance of the properties to the east and south. Properties to the north and west of the Project site are in the City of Yucca Valley. Properties to the west of Yucca Mesa Road and south of the prolongation of Douglas Lane are General Planned RR-1 (Rural Residential, one-acre lot size) and Zoned RL-1 (Rural Living, one-acre lot size). Land to the north of Douglas Road and west of Yucca Mesa Road are General Planned RL-5 (Rural Living, five-acre lot size) and Zoned RL-5.

The subject property slopes generally to the southeast in a uniform manner as part of a broad alluvial fan within the Homestead Valley area. The property has a number of Joshua trees and other native vegetation.

Figure 1 Regional Location




Figure 2 Vicinity Map





Figure 3a – Project Site Plan

North 

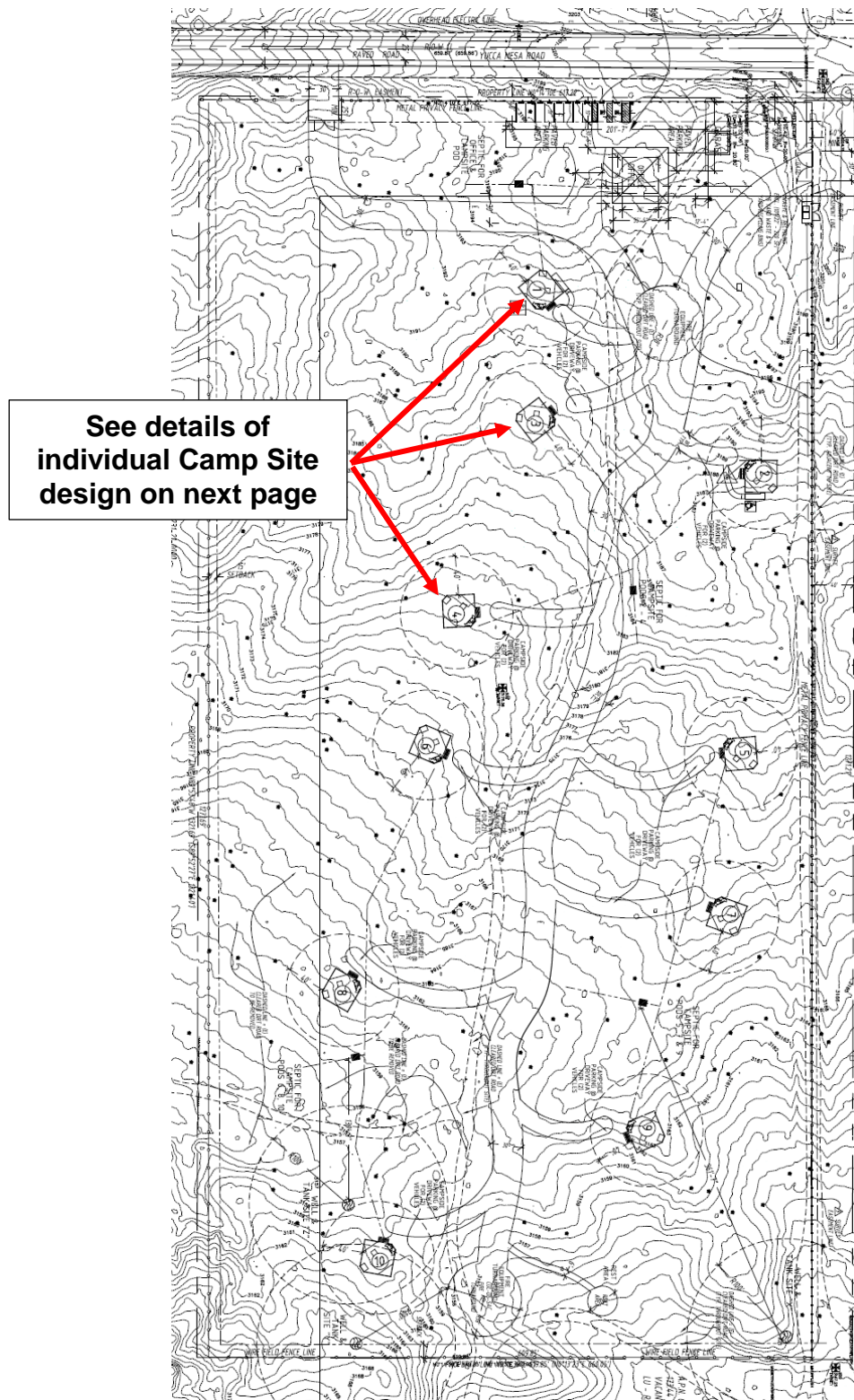
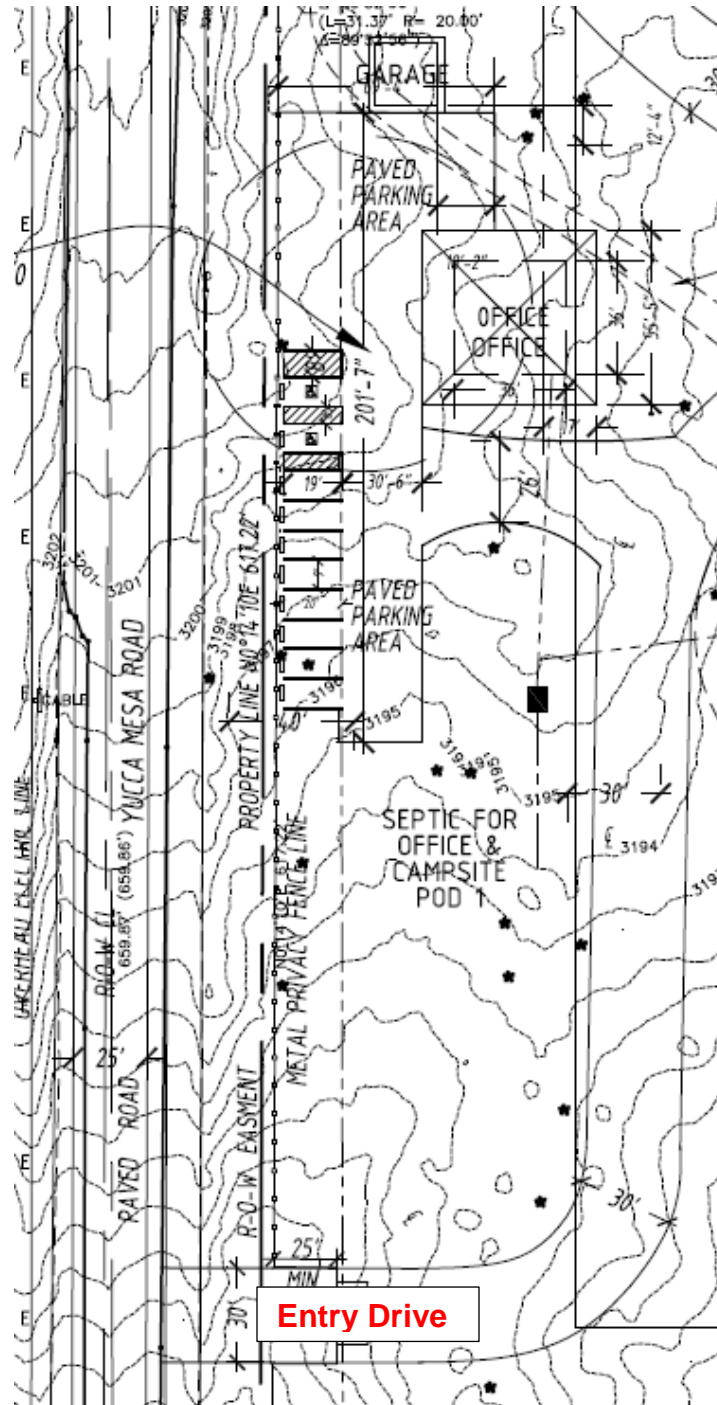




Figure 4c Office and Entry Parking Design



**Project Site Location, Existing Site Land Uses and Conditions**

The Project Site is located to the east of the Town of Yucca Valley in the southeastern portion of Homestead Valley within the unincorporated community of Yucca Valley. Although the subject property abuts the City Limits to the north and west, it is not within the City's Sphere of Influence. Access to the site is available from Yucca Mesa Road along the easterly property boundary, which is a paved two lane roadway or Douglas Lane, an unimproved roadway on the northerly property boundary. The Project Site is relatively flat with elevations ranging from 3178 feet to 3204 feet above mean sea level (amsl).

The Project Site consists of a single rectangular vacant parcel. No development exists on the surrounding parcels to the north and east. In addition to the 10 camp/pod sites, a small manager's/conference center is proposed near the northwesterly portion of the site. Primary vehicle access is proposed from Yucca Mesa Road and secondary access from Douglas Lane. Each individual camp site will have a cul-de-sac or access drive that terminates at the camp site. All on-site access drives will be compacted native soils.

The applicant's stated purpose of the proposed Project is to provide users with a natural camping experience. Improvements have attempted to utilize the natural land form and avoid existing desert vegetation, such as Joshua trees.

**ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES**

**Federal:** None

**State:** None

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

**Regional:** None



## **CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES**

On April 29, 2021, the County of San Bernardino mailed notifications pursuant to AB 52 to six tribes. Table 2 – *AB 52 Consultation Results*, shows a summary of comments and responses provided for the Project.

**Table 2**  
**AB 52 Consultation**

<b>Tribe</b>	<b>Comment Received</b>	<b>Summary of Response</b>	<b>Conclusion</b>
Soboba Band of Mission Indians	None	None	Concluded
Twenty-Nine Palms Band of Mission Indians	None	None	Concluded
Colorado River Indian Tribes	None	None	Concluded
Fort Mojave Band of Mission Indians	None	None	Concluded
Morongo Band of Mission Indians	June 1, 2021	Requested CHRIS report, geotechnical report, proposed project and grading design.	Information provided to Tribe on 8/10/21.
San Manuel Band of Mission Indians	May 11, 2020	Requested additional information, such as Cultural Report, Geotechnical Report, and project plans.	Information provided to Tribe on 8/10/21 and measures were recommended by Tribe on 8/10/21.

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. The project is evaluated based on its effect on 20 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

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

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> <u>Aesthetics</u>                | <input type="checkbox"/> <u>Agriculture and Forestry Resources</u> | <input type="checkbox"/> <u>Air Quality</u>                        |
| <input type="checkbox"/> <u>Biological Resources</u>      | <input type="checkbox"/> <u>Cultural Resources</u>                 | <input type="checkbox"/> <u>Energy</u>                             |
| <input type="checkbox"/> <u>Geology/Soils</u>             | <input type="checkbox"/> <u>Greenhouse Gas Emissions</u>           | <input type="checkbox"/> <u>Hazards &amp; Hazardous Materials</u>  |
| <input type="checkbox"/> <u>Hydrology/Water Quality</u>   | <input type="checkbox"/> <u>Land Use/Planning</u>                  | <input type="checkbox"/> <u>Mineral Resources</u>                  |
| <input type="checkbox"/> <u>Noise</u>                     | <input type="checkbox"/> <u>Population/Housing</u>                 | <input type="checkbox"/> <u>Public Services</u>                    |
| <input type="checkbox"/> <u>Recreation</u>                | <input type="checkbox"/> <u>Transportation</u>                     | <input type="checkbox"/> <u>Tribal Cultural Resources</u>          |
| <input type="checkbox"/> <u>Utilities/Service Systems</u> | <input type="checkbox"/> <u>Wildfire</u>                           | <input type="checkbox"/> <u>Mandatory Findings of Significance</u> |

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

<input type="checkbox"/>	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.

James Morrissey  
Signature: (Jim Morrissey, Planner)

11/2/21  
Date

Chris Warrick  
Signature: (Chris Warrick, Supervising Planner)

11/8/2021  
Date

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>I. AESTHETICS</b> – Except as provided in Public Resources Code Section 21099, would the project:					
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** (Check ☐ if project is located within the view-shed of any Scenic Route listed in the General Plan):  
**San Bernardino Countywide Policy Plan, 2020; Submitted Project Materials**

- a) Have a substantial adverse effect on a scenic vista?  
**Less Than Significant Impact**

The Project Site consists of a gentle grade less than two percent sloping to the southeast. The proposed improvement would have 10 flat wood-type pad structures that are elevated up to three feet, with enclosed toilet and shower rooms and a “bubble” type enclosure for sleeping. A combination conference facility and manager’s office not exceeding 1,300 sq. ft. would be located on the westerly side of the property. The San Bernardino Countywide Plan (General Plan) Policy NR-4.1 identifies scenic vistas and natural features as prominent hillsides, ridgelines, dominant landforms, and reservoirs, which do not exist within the project area. Distant mountains exist with views of the site below, but no unique features exist on site or within the immediate vicinity of the Project Site. The proposed Project would have minimal improvements within the 18-acre parcel that are relatively low-lying in design, except for the one story conference/manager’s office. No significant adverse impacts are identified or anticipated, and no mitigation measures are 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**

San Bernardino Countywide Plan, Map NR-3 Scenic Routes and Highways, does not display any scenic routes within the area. A review of the Caltrans web site for designated scenic highways <https://dot.ca.gov/-/media/dot-media/programs/design/documents/od-county-scenic-hwys-2015-a11y.pdf> found no designated highways in the area. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are 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 occurs within a non-urbanized area and the proposed Project is a request to develop a 10-site campground with each camping site located on a slightly raised structure or platform that contain various features, such as a bubble-type enclosure for sleeping and separate enclosed spaces for a shower and toilet. In addition, a one-story office building and detached garage is also proposed. The campsite facilities, with toilet and shower enclosures, are estimated be approximately 11'-6" in height. The specific height of the check-in structure is estimated to be less than 20 feet.

The office and garage structures are approximately 50 feet and 70 feet, respectively, from Yucca Mesa Road right of way. The closest camp site is 150 feet from Yucca Mesa Road right of way and dispersed to the east in various intervals of approximately 100 feet or greater.

The limited number of structures and their relatively low profile would not degrade the existing visual character or quality of public views of the site and its surroundings. Therefore, no impacts are identified or anticipated, and no mitigation measures are 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 Project would involve minimal exterior lighting. The applicant's stated intent is to provide a desert related experience for campers and minimize site disruption. Each campsite is designed with a slightly raised platform structure that contains the sleeping bubble, shower and toilet facilities. The sleeping bubble is comprised of plastic and would be illuminated and visible at night. However, the Project proposes a strict no light policy after 9 pm. Lighting would also exist on the exterior of the office building for security. However, the overall extent of lighting would be minimal due to the lack of structures on the property, with only 10 campsite, one office building, and garage on 18 acres.



The Proposed Project would not create a new source of substantial light compared to other potential uses. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**No significant adverse impacts are identified or anticipated, and no mitigation measures are required**

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>II.</b>	<b>AGRICULTURE AND FORESTRY RESOURCES</b> - 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

**San Bernardino Countywide Policy Plan, 2020; California Department of Conservation Farmland Mapping and Monitoring Program; Submitted Project Materials**

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

**No Impact**

The subject property is not mapped by the California Department of Conservation Farmland Mapping and Monitoring Program, as accessed on August 15, 2021. As such, the Project area is not identified as Prime Farmland, Unique Farmland or Farmland of Statewide Importance and the proposed Project would not convert farmland to a non-agricultural use. No impacts are identified or are anticipated, and no mitigation measures are required.

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

**No Impact**

According to the San Bernardino Countywide Plan, Agricultural Resources Map NR-5, the subject property is not under or adjacent to any lands under a Williamson Act Contract. The proposed Project would be consistent with the General Plan and would not conflict with existing zoning for agricultural uses or lands under a Williamson Act Contract. Due to the level of improvements proposed, the proposed use would not eliminate future agricultural use of the land, if determined to be feasible. Therefore, no impacts are identified or anticipated, and no mitigation measures are 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 subject property is zoned RL-5 and suitable for residential and similar uses. Implementation of the proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned for Timberland Production. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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

**No Impact**

Forest land is defined as land that can support 10-percent native tree cover of any

species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. The Project site is located within the County's Desert region and does not support forest land. Implementation of the proposed Project would not result in loss of forest land or conversion of forest land to non-forest use. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

- 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 includes an office and garage building, with 10 campsites dispersed over an 18-acre parcel. No farmland or forest land exists in the area. As such, implementation of the proposed Project would not result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. No impacts are identified or are anticipated, and no mitigation measures are required.

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>III. AIR QUALITY</b> - 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>SUBSTANTIATION:</b> <i>(Discuss conformity with the Mojave Desert Air Quality Management Plan, if applicable):</i>					

**San Bernardino Countywide Policy Plan, 2020; Submitted Project Materials; CalEEMod Evaluation**

a) *Conflict with or obstruct implementation of the applicable air quality plan?*  
**Less Than Significant Impact**

The Project Site is in the Mojave Desert Air Basin (MDAB). The MDAB encompasses the desert portion of San Bernardino County. The Mojave Desert Air Quality Management District (MDAQMD) has jurisdiction over air quality monitoring and regulations within the high desert area that includes the Project site. The proposed Project is a request for a CUP for a campground facility. The Project site occurs within the General Plan Land Use category RL and is zoned RL-5. The proposed Project is conditionally permitted within the RL zone.

Currently, the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) are exceeded in most parts of the MDAB. MDAQMD has adopted a series of Plans to meet state and federal ambient air quality standards. A project is inconsistent with the air quality plan if: (1) it does not conform with the local general plan; or (2) it uses a disproportionately large portion of the forecast growth increment. If a project proves to be inconsistent with the air quality plan, project proponent can prepare a general plan amendment (GPA). The proposed Project would not result in or cause NAAQS or CAAQS violations. The proposed Project is consistent with the Countywide Plan. In addition, the proposed Project would not exceed the applicable regional thresholds and, therefore, would have a less than significant impact. The proposed Project is therefore consistent with the region's air quality plan. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Table 1 illustrates operational emissions associated with the current General Plan/Zoning designations and the proposed Project. As shown, operational impacts resulting from the Proposed Project would exceed SCAQMD thresholds. Consequently, the proposed Project would not result in a conflict or obstruction to the implementation of the AQMP. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Table 1. Operational Emissions**

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	ROG	CO	SOx	PM10	PM2.5
	0.45	0.70	1.93	0.004	0.32	0.10
<b>Regional Threshold</b>	<b>137</b>	<b>137</b>	<b>548</b>	<b>137</b>	<b>82</b>	<b>65</b>
<b>Exceeds Regional Threshold?</b>	NO	NO	NO	NO	NO	NO
<b>Source:</b> MDAQMD and CalEEMod 2020.4.0						

- 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**

To assist local agencies in determining if a project's emissions could pose a significant threat to air quality, the MDAQMD has prepared CEQA and Federal Conformity Guidelines, August 2016. The air and dust emissions from the construction and operational use of the proposed Project were evaluated and compared to the MDAQMD's air quality thresholds.

Air emissions from the proposed Project are subject to federal, State and local rules and regulations implemented through provisions of the federal Clean Air Act, California Clean Air Act, and the rules and regulations of the California Air Resources Board (CARB) and MDAQMD. Air quality management districts, where air basins not in attainment of the air quality standards, are required to prepare an Air Quality Management Plan (AQMP). An AQMP establishes an area-specific program to control existing and proposed sources of air emissions so that the air quality standards may be attained by an applicable target date.

Construction and operational emissions were screened using California Emissions Estimator Model (CalEEMod) version 2020.4.0. The emissions incorporate Rule 402 and 403 by default as required during construction. The criteria pollutants screened for include reactive organic gases (ROG), nitrous oxides (NO<sub>x</sub>), carbon monoxide (CO), sulfur dioxide (SO<sub>2</sub>), and particulates (PM<sub>10</sub> and PM<sub>2.5</sub>). Two of the analyzed pollutants, ROG and NO<sub>x</sub>, are ozone precursors. Summer and winter seasons, along with annual emission levels were estimated.

Construction Emissions

Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: site preparation, grading, building construction, paving, and architectural coating. The resulting emissions generated by construction of the Proposed Project are shown in Table 2 and Table 3.

**Table 2. Construction Emissions (unmitigated)**

Maximum Daily Emissions	Emissions (pounds per day)					
	NO <sub>x</sub>	ROG	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
	20.24	39.43	11.02	0.03	7.43	4.22
<b>Regional Threshold</b>	<b>137</b>	<b>137</b>	<b>548</b>	<b>137</b>	<b>82</b>	<b>65</b>
<b>Exceeds Regional Threshold?</b>	NO	NO	NO	NO	NO	NO
<b>Source:</b> MDAQMD and CalEEMod 2020.4.0						

Compliance with SCAQMD Rules 402 and 403

Although the proposed Project does not exceed MDAQMD thresholds for construction emissions, the Project proponent would be required to comply with all applicable MDAQMD



rules and regulations as the MDAB is in non-attainment status for ozone and suspended particulates (PM<sub>10</sub> and PM<sub>2.5</sub>).

**Table 3. Construction Emissions (Rule 402/403/1113 Requirements)**

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	ROG	CO	SOx	PM10	PM2.5
	20.24	39.43	11/02	0.03	3.51	2.17
<b>Regional Threshold</b>	<b>137</b>	<b>137</b>	<b>548</b>	<b>137</b>	<b>82</b>	<b>65</b>
<b>Exceeds Regional Threshold?</b>	NO	NO	NO	NO	NO	NO
<b>Source:</b> MDAQMD and CalEEMod 2020.4.0						

The Project proponent would be required to comply with Rules 402 nuisance, and 403 fugitive dust, which require the implementation of Best Available Control Measures (BACMs) for each fugitive dust source, and the air quality plan, which identifies Best Available Control Technologies (BACTs) for area sources and point sources. The BACMs and BACTs would include, but not be limited to the following:

1. The Project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities
  - (a) The Project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly (2x daily) to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.
  - (b) The Project proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
  - (c) The Project proponent shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.
  - (d) The Project proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

During construction, exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, would increase NOX and PM10 levels in the area. Although the proposed Project does not exceed MDAQMD thresholds during construction, the Applicant/Contractor would be required to implement the following conditions as required by MDAQMD:

2. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
3. The Project proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.

4. The Project proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
5. All buildings on the Project site shall conform to energy use guidelines in Title 24 of the California Administrative Code.
6. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
7. The operator shall comply with all existing and future California Air Resources Board (CARB) and MDAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

As displayed in the previous section the operational emissions are below MDAQMD thresholds during construction or operational activities. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

**Less Than Significant Impact**

The Project operational-sourced emissions would not exceed applicable regional thresholds of significance established by the MDAQMD. Additionally, project-related trips will not cause or result in CO concentrations exceeding applicable state and/or federal standards (CO "hotspots"), due to the limited number of vehicle trips associated with the proposed use. Project operational-source emissions would therefore not adversely affect sensitive receptors within the vicinity of the project. No significant adverse impacts were identified or anticipated, and no mitigation measures are required.

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

**Less Than Significant Impact**

The proposed Project would allow the establishment of a campground and includes some site improvements and the construction of an office building, garage and individual campsite facilities, and perimeter fencing. The proposed land use is not associated with the emission of objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities as well as the temporary storage of domestic solid waste associated with the proposed Project's long-term operational uses. Standard construction requirements would minimize odor impacts resulting from construction activity. Any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity. Project-generated refuse would continue to be stored in covered containers and removed at regular intervals in compliance with County of San Bernardino solid waste regulations. In addition, the Project would continue to comply with Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project would be less than significant. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>IV. BIOLOGICAL RESOURCES - Would the project:</b>					
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**San Bernardino Countywide Policy Plan, 2020; Submitted Project Materials; Biological Resources Assessment, Jennings Environmental; Site Visit**

- 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* was prepared in August 2021 and site visits conducted in July by representatives of Jennings Environmental, LLC. According to the report on-site habitat consists of *Larrea tridentata* Shrubland Alliance (Creosote bush scrub) and *Atriplex canescens* Shrubland Alliance (fourwing saltbush scrub), mixed with western Joshua trees and ruderal vegetation with non-native grasses. The site is relatively void of human disturbance except for a dirt road that transects the parcel from west to east. Surrounding land uses include undeveloped parcels and residential development.

Wildlife species observed or otherwise detected on or near the project site during the surveys included, great basin whiptail (*Aspidoscelis tigris tigris*), black-tailed jackrabbit (*Lepus californicus*), and house sparrow (*Passer domesticus*). No State and/or federally listed threatened or endangered species or other sensitive species were observed on-site during surveys.

The County's overlay mapping system identifies the area as having the potential for desert tortoise. According to the *Assessment* habitat is marginally suitable for desert tortoise, but there are no documented desert tortoise occurrences within the Project site or the surrounding area and the species was not observed during the site visit. No burrows of suitable size or shape were observed and the surrounding area is heavily used by off-road vehicles and the site is adjacent to maintained rural properties. Therefore, no potential direct or indirect impacts to desert tortoise were identified, and presence/absence surveys for this species are not warranted or recommended.

The property was surveyed for Burrowing owl (BUOW), desert kit fox, and American badger. The report concluded that the onsite conditions are marginally suitable for BUOW. No evidence of BUOW was found in the survey area, including no burrows of appropriate size, aspect, or shape were located and no BUOW pellets, feathers, or whitewash was found. No burrowing owl individuals were observed. However, the Project site and adjacent area do contain some habitat that would be considered suitable for BUOW. Therefore, a preconstruction BUOW survey is recommended to avoid any potential project-related impacts to this species.

The site is marginally suitable for the desert kit fox species. However, this species was not observed during the survey. No burrows or suitable size or shape were observed and no evidence of this species were observed either (scat, predation remains, tracks, etc.). As such, this species is considered absent from the Project site and no further surveys

are required. This finding is the same for the American badger species, as the site is marginally suitable but was also not observed during the survey. No burrows or suitable size or shape we observed and no evidence of this species were observed either (scat, predation remains, tracks, etc.). As such, this species is also considered absent from the Project site and no further surveys are required.

The Project site was also evaluated for Joshua trees, of which there are currently 239 western Joshua trees present. The proposed Project intends to develop around the trees with the campground infrastructure. As mentioned above this species is currently a candidate for listing under CESA. As such, any impacts to western Joshua trees will require an Incidental Take Permit (ITP) from the CDFW. No impacts to this species are currently proposed, as the development plan as relocated all infrastructure to avoid all western Joshua trees on-site.

Approval of the CUP, construction of site improvements and issuance of permits, would not involve habitat modifications or activities that would have adverse effects on biological resources, except for some suitable burrowing owl habitat. As such, no significant impacts are identified or anticipated, and no mitigation measures are required, except that related to BUOW. To ensure avoidance of any potential project-related impacts to this species, a preconstruction BUOW survey is recommended. The required mitigation measure is:

**BIO-1: Pre-Construction Survey**

***A Pre-construction Burrowing Owl Survey shall be conducted by a qualified biologist at least 14 days prior to any Project activities, at any time of year. Surveys shall be completed following the recommendations and guidelines provided within the Staff Report on Burrowing Owl Mitigation (CDFG, March 2012) or the most recent version by a qualified biologist. If an active burrowing owl burrow is detected within any Project disturbance area, or within a 500-foot buffer of the disturbance area, a 300- foot radius buffer zone surrounding the burrow shall be flagged, and no impacts to soils or vegetation shall be permitted while the burrow remains active or occupied. Disturbance-free buffers may be modified based on site-specific conditions in consultation with CDFW. The qualified biologist shall monitor active burrows daily and will increase buffer sizes as needed if owls show signs of disturbance. If active burrowing owl burrows are located within any work area and impact cannot be avoided, a qualified biologist shall submit a burrowing owl exclusion plan to CDFW for review and approval. The burrowing owl exclusion plan shall include permanent compensatory mitigation consistent with the recommendations in the Staff Report on Burrowing Owl Mitigation such that the habitat acreage, number of burrows, and burrowing owls impacted are replaced. Passive relocation shall take place outside the nesting season (1 February to 31 August).***

**BIO-2: Joshua Trees**

***The proposed Project will not affect western Joshua trees, since all trees are to be avoided. To ensure no impacts to this species, any tree within 40 feet of active construction shall be encircled by temporary construction fencing. This will be of a height and color to be visible from a distance. With this mitigation incorporated, no western Joshua trees will be affected. Should impacts to this species become unavoidable in the future, an incidental take permit (ITP) will be***



**required from the CDFW. The ITP will detail all impacts to the species and necessary mitigation measures.**

- 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?*

**No Impact**

According to the *Biological Resource Assessment* prepared for the proposed Project no riparian areas traverse the subject property and, as such, no riparian habitat exists on the property. As noted previously, Joshua trees are located on the Project site, but would not be affected by the proposed placement of access drives and campground or building sites. The Project site is not located within or adjacent to any USFWS designated Critical Habitat. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

- 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?*

**No Impact**

A field survey of the project site found that none of the requirements for wetland designation (hydric vegetation, hydric soils, and/or wetland hydrology) were present. Therefore, the proposed Project would not have a substantial adverse effect on state or federally protected wetlands. No significant impacts are identified or anticipated, and no mitigation measures are required.

- 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 with Mitigation Incorporated**

Habitat linkages provide connections between larger habitat areas that are separated by development. Wildlife corridors provide opportunities for animals to disperse or migrate between areas. A corridor can be defined as a linear landscape feature of sufficient width to allow animal movement between two comparatively undisturbed habitat fragments. Adequate cover is essential for a corridor to function as a wildlife movement area. Wildlife corridors allow for the dispersal, seasonal migration, breeding, and foraging of a variety of wildlife species. Additionally, open space can provide a buffer against both human disturbance and natural fluctuations in resources.

The *Biological Resource Assessment* prepared for the proposed Project did not identify any wildlife corridors. The *Assessment* did note that habitat exists within and adjacent to the site that is suitable for nesting birds. As such, a preconstruction bird survey is recommended before the commencement of any project-related work activities during the nesting bird season to avoid potential impacts. Therefore, implementation of the proposed Project is not expected to disrupt or have any adverse effects on any migratory corridors or linkages that may occur in the general vicinity of the Project site, but impacts to migratory birds may occur. Therefore, possible significant adverse impacts have been

identified or anticipated and the following mitigation measure is required as a condition of project approval to reduce this impact to a level below significant:

**BIO-3 Migratory Bird Survey**

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

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

**Less Than Significant Impact**

The County Development Code contains Desert Native Plant Protection criteria for various trees, including Joshua trees. As noted in the previous responses in this Section, the intent of the Project design is to avoid Joshua trees. Therefore, implementation of the proposed Project would not damage any biological resources under local policies or ordinances. No impacts are identified or anticipated, and no mitigation measures are required.

- 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?*

**No Impact**

The Project site is not located within the planning area of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or state habitat conservation plan as identified in the California Department of Fish and Wildlife's California Natural Community Conservation Plans Map (April 2019). No impacts are identified or are anticipated, and no mitigation measures are required.

**Possible significant adverse impacts have been identified or anticipated and implementation of Mitigation Measures BIO-1, BIO-2, and BIO-3 are required as a condition of project approval to reduce these impacts to a level below significant.**

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Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>V. CULTURAL RESOURCES - Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>SUBSTANTIATION:</b> (Check if the project is located in the Cultural <input type="checkbox"/> or Paleontologic <input type="checkbox"/> Resources overlays or cite results of cultural resource review): <b>San</b>				
<b>San Bernardino Countywide Policy Plan, 2020; Archaeological Records Search; Cultural Resource Assessment</b>				

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

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

**Less Than Significant Impact with Mitigation Incorporated**

A *Cultural Resource Assessment* was prepared by Roberta Thomas on July 30, 2021. A separate archaeological records search was also undertaken by the South Central Coastal Information Center, dated July 13, 2021, at the request of the County of San Bernardino. The records search indicated no resources existed within the Project area. However, the field survey of the property found three isolated prehistoric artifacts, one fine-grained quartzite primary flake, a fine-grained igneous tertiary flake and two pieces of fine-grained igneous debitage flakes. The report indicated, "isolated occurrences are generally considered not eligible for inclusion in the CRHR unless they possess unique or substantial qualities to warrant their listing." The report did recommend an archaeological monitor be present during initial ground disturbance to assess the need for continued resource monitoring, based upon the presence of these artifacts. The e-mail response received from the San Manuel Tribe on August 10, 2021, requested the use of monitors as well.

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

### **CR-1: Archaeological Monitoring**

Due to the heightened cultural sensitivity of the proposed project area, an archaeological monitor with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of archaeological monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. A Monitoring and Treatment Plan that is reflective of the project mitigation (“Cultural Resources” and “Tribal Cultural Resources”) shall be completed by the archaeologist and submitted to the Lead Agency for dissemination to the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI). Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

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

#### **Less Than Significant Impact**

Construction activities, particularly placement of footings, could potentially disturb human remains interred outside of a formal cemetery. Thus, the potential exists that human remains may be unearthed during earthmoving activities associated with Project construction. If human remains are discovered during construction activities, the Project proponent would be required to comply with the applicable provisions of California Health and Safety Code § 7050.5 as well as Public Resources Code § 5097, et. seq., which requires that if the coroner determines the remains to be of Native American origin, he or she will notify the Native American Heritage Commission, who will then identify the most likely descendants to be consulted regarding treatment and/or reburial of the remains. Mandatory compliance with these provisions of California state law would ensure that impacts to human remains, if unearthed during construction activities, would be appropriately treated. The San Manuel Tribe has requested inclusion of a mitigation measure related to the inadvertent potential for finds be incorporated as part of the responses to Section XVIII, Tribal Cultural Resources. As such, this measure has been placed in that section of this document. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**Possible significant adverse impacts have been identified or anticipated and implementation of Mitigation Measure CR-1 is required as a condition of project approval to reduce these impacts to a level below significant.**

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

***SUBSTANTIATION: San Bernardino Countywide Policy Plan, 2020; Submitted Materials; CalEEMod Evaluation***

- 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.**

Electricity

The Proposed Project consists of a CUP that would allow for the operation of a campground with 10 sites, up to a 1,600 sq. ft. office building, and garage. The subject property is serviced by Southern California Edison for electric power. In 2018, the Industry sector of the Southern California Edison planning area consumed 18228.339531 GWh of electricity. The proposed Project improvements would not result in a significant increase in electrical demand as property lighting and the small on-site buildings do not utilize significant electricity. Based upon the energy use tabulation in the CalEEMod air quality estimate, the estimated electricity demand for the proposal is 0.22165 GWh per year (221,653.8 KWh/yr). The estimated increase in electricity demand from implementation of the Project would be insignificant when compared to the existing demand. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

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

**No Impact**

The Proposed Project would be designed to comply with the County of San Bernardino Greenhouse Gas Emissions Reduction Plan, and the State Building Energy Efficiency Standards (Title 24). Project development would not cause inefficient, wasteful and unnecessary energy consumption, and no adverse impact would occur. The proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted to reduce GHG emissions, including Title 24, AB 32, and SB 32; therefore, the Project is consistent with AB 32, which was intended to decrease emissions statewide to 1990 levels by 2020. The proposed Project would not conflict with or obstruct a



state or local plan for renewable energy or energy efficiency. Therefore, no impacts are identified or anticipated, and no mitigation measures are recommended.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>VII. GEOLOGY AND SOILS - Would the project:</b>				
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

**San Bernardino Countywide Policy Plan, 2020; Submitted Project Materials; Department of Conservation Fault Activity Map of California**

- a) 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**

The subject property is approximately one-half mile north of an Alquist-Priolo Fault Zone that traverses in an east/west alignment parallel with the northerly boundary of the property, based upon a review of the Countywide Map, HZ-1 Earthquake Fault Zones. According the Draft Environmental Impact Report Appendices, Safety Background Figures, the fault is identified as the Pinto Mountains Fault. It is noted as one of the prominent active faults in the Desert Region of the County. According to Table 2-4 of the Countywide Safety Background Report, the maximum probable magnitude is 7.5.

The only enclosed structures proposed on the property are the office and garage buildings. The campground primarily consists of 10 platforms raised up to three feet above the natural topography. The bubble feature or pod that encloses the sleeping area on the platform is a plastic structure. The design of the platforms will be subject to the California Building Code (CBC) and have footings designed to adequately support the structure.

The proposed Project would be required to comply with the California Building Code requirements and the Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. Compliance with the California Building Codes and Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department would address potential impacts resulting from an earthquake event. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

*ii) Strong seismic ground shaking?*

**Less Than Significant Impact**

According to the Countywide Plan documentation previously reference, the Pinto Mountain Fault is considered an active fault. As is the case for most areas of Southern California, ground shaking resulting from earthquakes associated with nearby and more distant faults may occur at the Project site. The design of any structures on-site would incorporate measures to accommodate projected seismic ground shaking in accordance with the CBC and local building regulations. The CBC is designed to preclude significant adverse effects associated with strong seismic ground shaking. Compliance to the CBC would ensure potential impacts are reduced to a less than significant and the proposed Project would not expose people or structures to substantial adverse effects, including loss, injury or death, involving seismic ground shaking. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

*iii) Seismic-related ground failure, including liquefaction?*

**Less Than Significant Impact**

Areas overlying groundwater within 30 to 50 feet of the surface are considered susceptible to liquefaction hazards. Based upon a review of the San Bernardino County Countywide Plan map, HZ-2 Liquefaction and Landslides, the Project site is not located within a zone of liquefaction susceptibility. Therefore, liquefaction is not anticipated, and further analysis is not warranted at this time. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

*iv) Landslides?*

**No Impact**

Landslides and slope failure can result from ground motion generated by earthquakes. The Project site is has no notable topographic features that would indicate the potential for landslides. The subject property is relatively flat without notable topographic features. Based upon a review of the San Bernardino Countywide Plan Map, Liquefaction and Landslides Map HZ-2, the Project site is not located within a potential landslide zone. Therefore, no significant impacts are identified or are anticipated, and no mitigation measures are required.

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

**Less Than Significant Impact**

The proposed Project does not involve substantial grading, with only two buildings of standard design on the property. The campsites will have foundation support footings to elevate the raised camp platforms. Implementation of the proposed Project would not result in substantial soil erosion or loss of topsoil. Therefore, no significant adverse impacts have been identified or anticipated and no mitigation measures are required as a condition of Project approval.

- 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**

The Project site is currently vacant and relatively flat. The risk of a seismically induced landslide is non-existent. Subsidence is considered minor due to the expected depth of groundwater, based upon the review of State Water Well Data from the California Department of Water Resources, Well 341392N1163708W001 that identified depth to ground water at approximately 175 feet in the year 2010. This depth was consistent for the period 1995 to 2010. Other wells in the area also had similar depth levels. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are 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 the *Cultural Resource Assessment*, the site is comprised of fine-textured alluvial to sandy soils. Soils of this nature are not expansive, as they do not contain sufficient clay-type material to retain water. The Project would be required to comply with the County Building & Safety Department and the California Building Code, which would ensure that potential impacts due to expansive soil are reduce to less than significant level.

- 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**

The proposed Project will utilize septic tanks for all campsites and the office building. Such systems would be required to meet all requirements of the County's Environmental Health Services (EHS) Division prior to their installation, including the completion of a percolation test. Therefore, preparation of required documentation and subsequent evaluation and approval by the County would ensure impacts are less than significant and no mitigation measures are required.

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

**Less Than Significant Impact**

The proposed Project will have limited excavation for the office and garage structures and the footings for the proposed campsites. Project soils include fine-textured alluvial to sandy soils. Minimal grading will occur only within those areas proposed for structures, with projected depths for foundation systems less than three feet, based upon discussions with the County Building and Safety Division. As such, minimal impacts to underlying soils conditions would occur and no mitigation measures are require

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

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

**SUBSTANTIATION:**

***San Bernardino Countywide Policy Plan, 2020; Submitted Project Materials; CalEEMod evaluations***

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

**Less Than Significant Impact**

According to CEQA Guidelines Section 15064.4, when making a determination of the significance of greenhouse gas emissions, the “lead agency shall have discretion to determine, in the context of a particular project, whether to (1) use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use.” In addition, CEQA Guidelines section 15064.7 that provides that “a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies or recommended by experts” on the condition that “the decision of the lead agency to adopt such thresholds is supported by substantial evidence.”

The Global Warming Solutions Act of 2006 requires that by the year 2020, the Greenhouse Gas (GHG) emissions generated in California be reduced to the levels of 1990. Emissions were estimated using the CalEEMod version 2016.3.2.

Many gases make up the group of pollutants that are believed to contribute to global climate change. However, three gases are currently evaluated and represent the highest concentration of GHG: Carbon dioxide (CO<sub>2</sub>), Methane (CH<sub>4</sub>), and Nitrous oxide (N<sub>2</sub>O). The proposed Project would not generate Fluorinated gases as defined by AB 32, only the GHGs (CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O) that are emitted by construction equipment. SCAQMD provides guidance methods and/or Emission Factors that are used for

evaluating a project's emissions in relation to the thresholds. A threshold of 10,000 MTCO<sub>2</sub>E per year has been adopted by SCAQMD for industrial type projects.

In September 2011, the County adopted a Greenhouse Gas Emissions (GHG) Reduction Plan (GHG Plan). The GHG Plan presents a comprehensive set of actions to reduce the County's internal and external GHG emissions to 15% below 2007 levels by 2020, consistent with the AB 32 Scoping Plan. GHG emissions impacts are assessed through the GHG Development Review Process (DRP) by applying appropriate reduction requirements as part of the discretionary approval of new development projects. Through its development review process the County will implement CEQA and require new development projects to quantify the project's GHG emissions and adopt feasible mitigation to reduce project emissions below a level of significance. A review standard of 3,000 metric tons of CO<sub>2</sub> equivalent (MTCO<sub>2</sub>e) per year is used to identify projects that require the use of Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions.

As shown in Table 4, the proposed Project's emissions would not exceed the County's 3,000 MTCO<sub>2</sub>e threshold of significance. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Table 4. Project Greenhouse Gas Emissions**

Source	GHG Emissions MT/yr			
	N <sub>2</sub> O	CO <sub>2</sub>	CH <sub>4</sub>	CO <sub>2</sub> e
Mobile Sources	0.003	45.66	0.003	46.55
Area	0.000	0.002	0.000	0.002
Energy	0.001	74.35	0.004	74.76
Solid Waste	0.000	1.78	0.11	4.41
Water/Wastewater	0.0007	2.32	0.029	3.25
30-year Amortized Construction GHG				4.36
<b>TOTAL</b>				<b>133.33</b>
<b>MDAQMD Threshold</b>				<b>100,000</b>
<b>Exceeds Threshold?</b>				<b>NO</b>

- b) *Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?*  
**No Impact**

The proposed Project is not anticipated to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Any project that does not exceed 3,000 MTCO<sub>2</sub>e per year will be considered consistent with the County's GHG Plan and determined to have a less than significant individual and cumulative impact for GHG emissions. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

***SUBSTANTIATION:***

***San Bernardino Countywide Policy Plan, 2020; Submitted Project Materials***



<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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- a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

**Less Than Significant Impact**

The proposed Project includes the request for a Conditional Use Permit to allow for the development and operation of a campground, with associated buildings. Hazardous or toxic materials transported in association with construction may include items such as oils, paints, and fuels. All materials required during construction would be kept in compliance with State and local regulations. With implementation of Best Management Practices (BMPs) and compliance with all applicable federal, state and local regulations including all Certified Unified Program Agency (CUPA) regulations, potential impacts to the public or the environment from the routine transport, use, or disposal of hazardous materials during construction are considered to be less than significant.

The operational activities of the campground would not require the routine transport or use of hazardous materials. No significant adverse impacts or anticipated and no mitigation measures are 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?*

**Less Than Significant Impact**

The proposed Project will involve the establishment of 10 campsites with raised platforms and an office and garage. As stated in response (a) above, hazardous or toxic materials transported in association with construction of the proposed Project may include items such as oils, paints, and fuels. All materials required during construction would be kept in compliance with State and local regulations. Operational activities would include standard maintenance, such as property upkeep, exterior painting of buildings and similar activities, and involve the use of commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) the use of which would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accidental release of hazardous materials into the environment. With implementation of Best Management Practices (BMPs) and compliance with all applicable regulations, potential impacts from the use of hazardous materials is considered less than significant and no mitigation measures are required.

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

**Less Than Significant Impact**

Grace Christian School, the closest school to the Project site, is a private high school with limited enrollment, located approximately 4/5th of a mile southwest of the subject property. The closest public school is Blackrock High School, part of the Morongo Unified School District, located approximately 1.5 miles south of the Project site. No hazardous

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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materials would be emitted as a result of the construction and operation of the Proposed Project. Therefore, no impacts associated with emission of hazardous or acutely hazardous materials, substances, or waste within 0.25-mile of a school is anticipated. No impacts or anticipated and no mitigation measures are 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**

The subject property nor any area near the property were found on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control's EnviroStor data management system, searched on August 13, 2021. EnviroStor tracks cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues and displays the location of these sites for public view. No hazardous materials sites are located within or near the vicinity of the Project site, based upon a review of the EnviroStor mapping system on August 13, 2021. Therefore, no impacts are identified or are anticipated, and no mitigation measures are 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 located approximately 2.3 miles northeast of Yucca Valley Airport. As displayed in the San Bernardino Countywide Plan Map, HZ-9 Airport Safety & Planning Areas, the Project site is not within an airport safety review area. The Project site is not located within the vicinity of a private or public airstrip. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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

**No Impact**

The Project site is adjacent to Yucca Mesa Road, a paved two-lane roadway. The Project site is located approximately one mile north of State Highway 62, the primary route for an evacuation of the area. Primarily access to the Project Site would be provided from a driveway along Yucca Mesa Road, with a secondary access to Douglas Road along the northerly boundary. Therefore, operations and construction of the proposed Project would not interfere with the use of these routes during an evacuation. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Furthermore, the Project site does not contain any emergency facilities. Project operations at the site would not interfere with an adopted emergency response or evacuation plan. No impacts are identified or anticipated, and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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- 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**

As identified on San Bernardino Countywide Plan Map, HZ-5 Fire Hazard Severity Zones, the subject property and surrounding area is identified as having a moderate potential for wildland fires. Moderate, High, and Very High are of a concern for residents. As shown in CalFire's Very High Fire Hazard Severity Zones (VHFHSZ) in Local Responsibility Area (LRA), the Project site is not located within a VHFHSZ. The Project site occurs in a region that is developed primarily in a rural manner. The proposed Project consists of only 10 campsites, as opposed to residences with long-term occupants. Proposed on-site improvements shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department.

Therefore, the proposed Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>X. HYDROLOGY AND WATER QUALITY – Would the project:</b>				

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) | Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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;  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii.  | substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv.  | impede or redirect flood flows?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d)   | In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e)   | Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**SUBSTANTIATION:**

***San Bernardino Countywide Policy Plan, 2020; Submitted Project Materials***

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

**Less Than Significant Impact**

The proposed Project is located outside of the MS 4 (Municipal Storm Water Program) Map boundaries that define regulated storm water and discharge of storm water. The amount of impervious surface is relatively small with only several small buildings, site paving along identified internal driveways, and foundations for the 10 raised campground pods. The incremental increase in storm water discharge due to these impervious surfaces must be retained on-site. An on-site septic system will be utilized for wastewater effluent and require review and approval from the County's Environmental Health Services Division.

The proposed Project would disturb more than one-acre and therefore would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction Permit include removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one-acre or more. The General Construction Permit requires recipients to reduce or eliminate non-storm water discharges into storm water systems, and to develop and implement a SWPPP. The amount of roadway paving and parking area, combined with the amount of land disturbed by buildings is potentially more one acre. This amount of disturbance would be evaluated through the completion of a SWPPP, prior to issuance of a building permit. This is a standard requirement and would address

potential environmental effects. As such, no significant adverse impacts are identified or are anticipated, and no mitigation measures or conditions are necessary.

- 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 intent of the proposed Project is to maintain the existing desert environment, thereby not affecting the existing site vegetation and land characteristics beyond the minimal amount necessary for vehicle accessibility and structure foundations. Give that slightly more than one acre of land would be improved with impervious materials on the 18-acre parcel, the ability to adequately provide future groundwater recharge would be maintained.

The Project site is to be served through a proposed groundwater well. The Project site is within the general service area Mojave Desert Water Agency and most of that service area has been adjudicated. However, the Project site is within a portion that is not adjudicated. Based upon data from the Mojave Desert Water Agency, groundwater levels have been relatively constant in the area. Groundwater depths are projected to be approximately 900 feet, although information from the applicant's well driller is depths of 700 feet can be expected. A proposed test well is to be drilled by the applicant.

The amount of water projected to be used by the campground is relatively small due to Project operations, the limited number of campground spaces, and the limited number of toilets and washbasins. Water supplies available through groundwater pumping are projected to be sufficient to serve the proposed Project and reasonably foreseeable future development. No significant impacts are identified or anticipated, and no mitigation measures are required.

- 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 intent of the proposed Project is to minimize changes undertaken on the property to provide future campers with a desert experience. The predominate amount of impervious material relates to paving for emergency vehicle access. The design of the internal access drives would conform to existing site topography and would not create an erosive drainage pattern. Typical building design and placement would occur only near the westerly edge of the property, with the individual camping sites utilizing only raised foundations supporting a platform approximately three feet above ground level to minimize potential ground disturbance. As such, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- 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**

As noted previously, the amount of additional incremental increase in water runoff due to the addition of impervious surfaces is estimated to be just over an acre. The Project would be required to retain this incremental increase in water runoff on-site. Site soils are generally suitable to retain this increase and will be evaluated to confirm this condition by the County's Land Development Division prior to permit issuance. As such, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- 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 area is not served by a stormwater system and, as such, this proposed Project would not exceed the capacity of that system. The increase in impervious surfaces would generate additional water runoff. However, the installation of retention facilities adequate to capture this additional volume of runoff and the size of the property allowing adequate opportunity for percolation, would combine to minimize the effect of additional runoff. As such, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- iv) *Impede or redirect flood flows?*

**Less Than Significant Impact**

Improvements to the site are relatively minimal due to the size of the property. No notable drainage courses exist through the property, with the site exhibiting a potential sheet flow condition due to its uniform topographic condition within a broad alluvial fan. Therefore, with the interior roadway design adhering to existing topography and the use of on-site retention, the proposed Project is not anticipated to impede or redirect flood flows. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

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

**Less Than Significant Impact**

Tsunamis are large waves generated in open bodies of water by fault displacement due to major ground movement. Due to the Project Site's distance from the Pacific Ocean, tsunamis are not potential hazards near the Project site. As shown on the San Bernardino Countywide Plan Map, HZ-5 Flood Hazards, the Project site is not within a FEMA mapped flood plain. It is in close proximity to a DWR (Department of Water Resources) 100-Year Flood Awareness zone to the east of the Project site. Therefore, the risk of release of pollutants by flood, seiche, or tsunami is considered low. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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

**Less Than Significant Impact**

As noted previously, the combination of a relatively low amount of impervious surfaces, site soils, and on-site retention of storm water runoff, would ensure the proposed Project would not adversely conflict with or obstruct implementation of a sustainable groundwater management plan. The site is not within an MS-4 area necessitating the completion of a WQMP for water quality purposes. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XI. LAND USE AND PLANNING – Would the project:</b>					
a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:**

***San Bernardino Countywide Policy Plan, 2020; Submitted Project Materials***

- 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?*

**Less Than Significant Impact**

The Project site is located at the intersection of two streets. Yucca Mesa Road is paved and provides access along and through Yucca Valley. Douglas Lane represents the northerly boundary of the property and is a graded dirt roadway. Rural single-family development exists to the west of Yucca Mesa Road in the City of Yucca Valley, with very limited development to the east.

The proposed Project would neither physically divide an established community nor 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. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XII. MINERAL RESOURCES – Would the project:</b>					
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>SUBSTANTIATION:</b> (Check <input type="checkbox"/> if project is located within the Mineral Resource Zone Overlay):					
<b>San Bernardino Countywide Policy Plan, 2020; Mineral Land Classification</b>					

- 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?*

**Less Than Significant Impact**

The California Department of Conservation has not issued a Mineral Land Classification Map for the Project site. The *Cultural Resource Assessment* identified the site soils as sandy. It is unknown if this area contains any significant mineral deposits. However, the type of development proposed would not significantly affect the site. Campground structures would have relatively small footings, less than three feet in depth. These structures are easily removed in the event of future mining related activities. The probability of this type of use in an area with rural residential development on an 18-acre parcel is low. As such, the current use of the surrounding area is not compatible with



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

- 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?*

**Less Than Significant Impact**

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

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XIII. NOISE – Would the project result in:</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** (Check if the project is located in the Noise Hazard Overlay District ☐ or is subject to severe noise levels according to the General Plan Noise Element ☐):

**San Bernardino Countywide Policy Plan, 2020; Submitted Project Materials;**

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

**Less Than Significant Impact**

The Project site is currently vacant and does not generate any noise. On-site noise impacts occur from adjoining Yucca Mesa Road. According to the San Bernardino Countywide Plan Map, HZ-7 & HZ-8 Existing and Future Noise Contours, the existing noise level along Yucca Mesa Road is 65 dBA and projected future level is 70 dBA.

County Development Code Section 83.01.080, Noise, establishes standards for acceptable noise levels and contains the following statement:

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

The Project site is located in a rural area exhibited by large lot housing and is not located within a “noise-impacted” area, based upon a review of the San Bernardino Countywide Plan. The County Development Code contains standards for the operation of land uses. Construction noise, listed as “temporary construction”, is exempt from the County’s noise standards, provided such activity occurs between 7 a.m. and 7 p.m. and construction is prohibited on Sundays and federal holidays. Potential impacts due to noise would be short-term and temporary during construction. Motor vehicle use during project operation are also exempt from the County noise standards. The operation of the campground would not generate significant noise levels and all campground structures would be far removed from existing and potential roadway noise. Campsite rules would ensure minimal nighttime activities. Compliance with the existing County standards during construction related activities would reduce potential levels of impact and, therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

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

**Less Than Significant Impact**

County Development Code Section 83.01.090, Vibration, establishes standards for acceptable vibration levels: temporary construction, maintenance, repair, or demolition activities between 7 a.m. and 7 p.m. are exempt from this vibration limit, except on Sundays and federal holidays, when construction is prohibited. Potential impacts due to noise would be short-term and temporary during construction. Motor vehicle use during project operation are also exempt from the County vibration standards. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are 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?

**Less Than Significant Impact**

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

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XIV. POPULATION AND HOUSING – Would the project:</b>					
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>SUBSTANTIATION:</b>					
<b>San Bernardino Countywide Policy Plan, 2020; Submitted Project Materials</b>					

- 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)?

**No Impact**

The proposed Project is the development of a campground with 10 campsites. It does not involve construction of new homes nor would it induce unplanned population growth. A very limited number of permanent jobs would be created for maintenance of the facility. Construction activities would be temporary and would not attract new employees to the area. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

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

**No Impact**

The Project site is vacant and unimproved. Implementation of the proposed Project would not displace existing residents or require construction of replacement housing. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XV. PUBLIC SERVICES</b>					
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>SUBSTANTIATION:</b>					
<b><i>San Bernardino Countywide Policy Plan, 2020; Submitted Project Materials</i></b>					

- 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**

The Project area is served by the San Bernardino County Fire Department and is generally located equal distance from Stations 36, 41, and 42. Station No. 41 is located on Highway 62, near the intersection of with Highway 274. Station No. 36 is located on Park Avenue, south of Highway 62. Station No. 42 is located on Aberdeen Drive, near Avalon Avenue. All three stations are within four miles travel distance from the property. Stations 36 and 41 would use State Highway 62, approaching from the east (No. 36) and west (No. 41), and then proceeding north on Yucca Mesa Road to reach the site. Station No. 42 would proceed east to Yucca Mesa Road, then south. All roadways are paved and in good condition.

Response times in the range of five to eight minutes are considered maximum in the case of structural fires. A longer response time will result in the loss of most of the structural value. Fire station organization, distance, grade and road conditions affect response times. The office/manager's building is adjacent to Yucca Mesa Road, with the individual camp sites spread out within the interior of the site. Due to the distance of the stations from the property and relatively easy access, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

*Police Protection?*

**Less Than Significant Impact**

Personnel organization, distance, grade and road conditions as well as other physical factors influence response times by law enforcement. The unincorporated portions of San Bernardino County near the Project site is served by the Twentynine Palms Patrol Station, located at 63665 Twentynine Palms Highway (State Highway 62), in Joshua Tree. The Sheriff's Department reviews staffing needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection. Due to the limited use of the property and ease of accessing the property, no significant impacts are identified or anticipated, and no mitigation measures are required.

*Schools?*

**No Impact**

The Project Site is served by the Morongo Unified School District. Construction activities would be temporary and would not result in substantial population growth. A minimal number of additional employees would be involved in on-going site maintenance. Therefore, the proposed Project is not expected to draw any new residents to the region that would require expansion of existing schools or additional schools. With the collection of development impact fees payable to the School District, impacts related to school facilities are expected to be less than significant and no mitigation measures are required.

*Parks?*

**Less Than Significant Impact**

The proposed Project would not induce residential development nor significantly increase the use of existing neighborhood and regional parks or other recreational

facilities, due to the limited size and design of the campground, such that substantial physical deterioration of any facilities would result. Operation of the proposed Project would place a limited demand on existing parks because it would involve the introduction of a temporary human population into the area. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

*Other Public Facilities?*

**No Impact**

The proposed Project would not result in an increased residential population or a notable increase in the work force as the proposed Project involves a limited use campground. Therefore, implementation of the proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. No impacts are identified or anticipated, and no mitigation measure is required.

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XVI. RECREATION</b>					
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:**

***San Bernardino Countywide Policy Plan, 2020; Submitted Project Materials***

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

### Less Than Significant Impact

The proposed Project is a 10-site campground and several small buildings for a manager and garage. The intent of the Project is to provide a unique desert experience in which occupants can enjoy camping and yet, if desired, access Joshua Tree National Park. Due to the limited number of occupants on the 18-acre site and site features, it is not anticipated the proposal would notably change the amount of use occurring at area regional or national parks. Therefore, the proposed Project would not lead to substantial physical deterioration of recreational facilities. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are 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?*

#### No Impact

The proposed Project is a campground and, as such, a recreational facility. Recreational activities are limited on-site, due to the size of each defined campsite and the overall size of the property, although limited hiking could occur.

The Project does not include the construction or expansion of recreational facilities that would permit individuals other than campers using the site, and thus, not meet the demands of other existing residential development. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>XVII. TRANSPORTATION – Would the project:</b>					
a)	Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- d) Result in inadequate emergency access? ☐ ☐ ☒ ☐

**SUBSTANTIATION:****San Bernardino Countywide Policy Plan; Project Application Materials**

- a,b) *Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?*

**Less Than Significant Impact**

The proposed Project will obtain access from Yucca Mesa Road, which is a paved two-lane roadway and designated a Class II Bike Route, Figure 5.16-11 Future Bicycle Facilities in the Draft Environmental Impact Report. The San Bernardino County traffic study guidelines require the preparation of a traffic study if a proposal generates 100 or more peak hour trips without consideration of pass-by trips during any peak hour. The Public Works Traffic Division evaluated the proposed Project and found such an analysis would not be required based upon the Project design and the limited number of daily vehicle trips. Therefore, the proposed Project does not conflict with an applicable plan, ordinance, or policy establishing measure of effectiveness for the performance of the circulation system. No impacts are identified or are anticipated, and no mitigation measures are required.

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

**No Impact**

The subject property is adjacent to Yucca Mesa Road, a paved two-lane roadway. This roadway is straight and has good visibility. The Project does not include a geometric design feature or incompatible uses that would substantially increase hazards. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

- d) *Result in inadequate emergency access?*

**Less Than Significant Impact**

The proposed Project has an internal roadway system with 30-foot wide drives, which exceed the 26-foot minimum width, and adequate turning radius to meet Fire Department criteria. The Proposed Project would be subject to any conditions required by the San Bernardino County Fire Department to maintain adequate emergency access. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

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



<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XVIII. TRIBAL CULTURAL RESOURCES</b>				
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:**

***San Bernardino Countywide Policy Plan, 2020; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Cultural Resource Assessment; Submitted Project Materials***

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

**Less Than Significant Impact with Mitigation Incorporated**

As noted in Section V, Cultural Resources, a *Cultural Resource Assessment* was prepared by Roberta Thomas on July 30, 2021. The field survey undertaken as part of that *Assessment* found three isolated prehistoric artifacts, one fine-grained quartzite primary flake, a fine-grained igneous tertiary flake and two pieces of fine-grained igneous debitage flakes. The *Assessment* indicated, "isolated occurrences are generally considered not eligible for inclusion in the CRHR unless they possess unique or substantial qualities to warrant their listing." (p. 23) The report did recommend an archaeological monitor be present during initial ground disturbance to assess the need for continued resource monitoring based upon the presence of these artifacts. The e-mail response received from the San Manuel Tribe, dated August 10, 2021, requested the use of monitors as well. In addition, the San Manuel Tribe requested incorporation of a measure referenced in Section V, Cultural Resources, in this Section related to inadvertent finds.

**TCR-1: Tribal Monitoring.** Due to the heightened cultural sensitivity of the proposed project area, Tribal monitors representing the San Manuel Band of Mission Indians shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of Tribal monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. A Monitoring and Treatment Plan that is reflective of the project mitigation (“Cultural Resources” and “Tribal Cultural Resources”) shall be completed by the archaeologist, as detailed within CUL-1, and submitted to the Lead Agency for dissemination to the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI). Once all parties review and agree to the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

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**

An archaeological records search of the property and surrounding lands through the South Central Coastal Information Center. There were 16 historic and pre-historic sites identified as part of that research. In addition, the County of San Bernardino mailed notification pursuant to AB52 to the following 6 tribes: Soboba Band of Mission Indians, Twenty-Nine Palms Band of Mission Indians, Colorado River Indian Tribes, Fort Mojave Band of Mission Indians, Morongo Band of Mission Indians, and San Manuel Band of Mission Indians. Responses to the notice were initially received from tribal representatives were received from the Morongo Band of Mission Indians and San Manuel Band of Mission Indians and a follow-up response from San Manuel Band of Mission Indians provided recommended mitigation measures. Those measures have been incorporated below and as part of Section V, Cultural Resources.

**TCR-2: Treatment of Cultural Resources.** If a pre-contact cultural resource is discovered during archaeological presence/absence testing, the discovery shall be properly recorded and then reburied in situ. A research design shall be developed by the archaeologist that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI), the archaeologist/applicant, and the Lead Agency shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the archaeological significance of the resource, its potential as a Tribal Cultural Resource (TCR), avoidance (or other appropriate treatment) of

**the discovered resource, and the potential need for construction monitoring during project implementation. Should any significant resource and/or TCR not be a candidate for avoidance or preservation in place, and the removal of the resource(s) is necessary to mitigate impacts, the research design shall include a comprehensive discussion of sampling strategies, resource processing, analysis, and reporting protocols/obligations. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by SMBMI. All plans for analysis shall be reviewed and approved by the applicant and SMBMI prior to implementation, and all removed material shall be temporarily curated on-site. It is the preference of SMBMI that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by SMBMI, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and SMBMI. All reburials are subject to a reburial agreement that shall be developed between the landowner and SMBMI outlining the determined reburial process/location, and shall include measures and provisions to protect the reburial area from any future impacts (vis a vis project plans, conservation/preservation easements, etc.).**

**Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with SMBMI to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.**

**All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and SMBMI for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and SMBMI.**

**TCR-3: Inadvertent Discoveries of Human Remains/Funerary Objects. In the event that any human remains are discovered within the project area, ground disturbing activities shall be suspended 100 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The on-site lead/foreman shall then immediately who shall notify SMBMI, the applicant/developer, and the Lead Agency. The Lead Agency and**

***the applicant/developer shall then immediately contact the County Coroner regarding the discovery. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c). The NAHC-identified Most Likely Descendant (MLD), shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects shall be treated and disposed of with appropriate dignity. The MLD, Lead Agency, and landowner agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes. The MLD shall complete its inspection and make recommendations within forty-eight (48) hours of the site visit, as required by California Public Resources Code § 5097.98.***

***Reburial of human remains and/or funerary objects (those artifacts associated with any human remains or funerary rites) shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The MLD in consultation with the landowner, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects. All parties are aware that the MLD may wish to rebury the human remains and associated funerary objects on or near the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The applicant/developer/landowner should accommodate on-site reburial in a location mutually agreed upon by the Parties.***

***It is understood by all Parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).***

Possible significant adverse impacts have been identified or anticipated and implementation of Mitigation Measures TCR-1, TCR-2, and TCR-3 are required as a condition of project approval to reduce these impacts to a level below significant.

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:</b>					
a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:*****San Bernardino Countywide Policy Plan, 2020; Submitted Project Materials;***

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

**Less Than Significant Impact**

The Project site would be developed as a campsite, with a manager's unit and separate garage. The proposed Project would be served by an on-site groundwater well and an on-site septic disposal system. The Project site is currently within the service area of the Mojave Desert Water Agency. Ground water data from the Agency indicates water levels are approximately 900 feet below ground level surface. The applicant is in the process of drilling a test well to determine the actual depth. Southern California Gas and Southern California Edison, and Verizon would provide natural gas and electricity for phone services. Therefore, the proposed Project would not require construction of new or expanded water or sewer facilities operated by a public agency or special district, since the Project would utilize an on-site water well and septic systems. Electric power and natural gas would be new facilities, but would not have significant use, since the

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<p>campsites are open air and no heating and cooling is required. Additionally, implementation of the proposed Project would not result in a significant increase in demand for phone services, since only a line to the manager's unit would be provided. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.</p>				
<p>b) <i>Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?</i>  <b>Less Than Significant Impact</b></p>				
<p>The Project site is to be served through a proposed groundwater well. The Project site is within the general service area Mojave Desert Water Agency and most of this area has been adjudicated. However, the Project site is within that portion that is not adjudicated. Based upon data from the Mojave Desert Water Agency, groundwater levels have been relatively constant. Groundwater depths are projected to be approximately 900 feet, although information from the applicant's well driller is depths of 700 feet can be expected. A proposed test well is to be drilled by the applicant.</p> <p>The amount of water projected to be used by the campground is relatively small due to Project operations, the limited number of campground spaces, and the limited number of toilets and washbasins. Water supplies available through groundwater pumping are projected to be sufficient to serve the proposed Project and reasonably foreseeable future development. No significant impacts are identified or anticipated, and no mitigation measures are required.</p>				
<p>c) <i>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?</i>  <b>No Impact</b></p>				
<p>The proposed Project will utilize an on-site wastewater disposal system. The Project site is not currently connected to sewer lines nor is it served by a wastewater treatment plant. Since the Proposed Project would not connect to an existing wastewater treatment facility, no impacts are identified or anticipated, and no mitigation measures are required.</p>				
<p>d) <i>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?</i>  <b>Less Than Significant Impact</b></p> <p>The Project site is currently within the refuse collection area of Burrtec Waste Industries. Solid waste generated at the Project Site is disposed of at either the San Bernardino County Landers Sanitary Landfill (36-AA-0057), or other active landfills as necessary. According to the CalRecycle web site, the Landers Sanitary Landfill has a maximum throughput of 1,200 tons per day, an expected operational life through 2072, and a remaining capacity of 11,148,100 cubic yards, as of 7/5/16. Solid waste generated by the proposed campsite would be limited, since no residences are included and no eating</p>				

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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facilities. The Project would be served by a landfill with sufficient permitted capacity to accommodate its solid waste disposal needs. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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

**Less Than Significant Impact**

The County of San Bernardino Solid Waste Management Division reviews and approves all new construction projects that require a Construction and Demolition Solid Waste Management Plan (waste management plan). A project's waste management plan consists of two parts that are incorporated into the Conditions of Approval (COA's) by the County of San Bernardino Solid Waste Management Division. As part of the plan, proposed projects are required to estimate the amount of tonnage to be disposed and diverted during construction. Disposal/diversion receipts or certifications are required as a part of that summary.

The mandatory requirement to prepare a Construction and Demolition Solid Waste Management Plan would ensure that impacts related to construction waste would be less than significant. The proposed Project would comply with all federal, State, and local statutes and regulations related to solid waste. Solid waste produced during the construction phase or operational phase of the proposed Project would be disposed of in accordance with all applicable statutes and regulations. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XX. WILDFIRE:</b> 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?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**SUBSTANTIATION:*****County of San Bernardino Countywide Policy Plan 2020; Submitted Project Materials;***

- a) *Substantially impair an adopted emergency response plan or emergency evacuation plan?*  
**No Impact**

The Project site is not adjacent to a designated Countywide Plan evacuation route (PP-2, Evacuation Routes). However, the Project site has access to Yucca Mesa Road, which is a paved two-lane roadway that connects to Highway 62 less than one mile to the south of the site, which is a designated evacuation route. Operations and construction of the proposed Project would not interfere with the use of these routes during an evacuation. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Furthermore, the Project site does not contain any emergency facilities. Continued operations at the Project site would not interfere with an adopted emergency response or evacuation plan. The proposed driveways would be maintained for ingress/egress and are adequately spaced to allow adequate emergency response. No significant impacts are identified or anticipated, and no mitigation measures are required.

- 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**

The Project site slopes to the southeast in a uniform manner. The site is designated as Moderate on the Countywide Plan Map, HZ-5 Fire Hazards Severity Zones. The number of proposed structures on the 18-acre site are limited to a dozen of which ten are campsites. Only the managers unit would be potentially occupied year round. The proposed Project attempts to maintain the natural existing environment and thus would not notable change the potential for wildfire occurrences on the property.

Due to the limited increase in wildfire fuel factors within the Project site and the lack of permanent new housing, the risk of wildfires is less than significant. Therefore, no



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

- 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**

The Project site would provide moderate improvements to the property, including improved access to the site with a secondary access. The proposed Project does not include the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment, since water would be pumped from groundwater and wastewater would be provided by septic systems. Electrical service would be extended to the property. Such an extension of these services to the property would be part of any future development, since the site is zoned for residential and related development. Therefore, no impacts are identified, and no mitigation measures are required.

- 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?*

**No Impact**

The Project site and its immediate vicinity are relatively flat, yet sloping to the southeast. No identified drainage courses traverse the site. The combination of these items would not result in post-fire slope instability and no impact is anticipated. The design of the campsites consist of an elevated pier-type building design that limits the ground level foot print, ensuring the proposed Project allows for conveyance of storm water flows without affecting upstream or downstream drainage characteristics. As a result, the proposed Project would not expose people or structure to significant risks, such as downslope flooding or landslides. No significant impacts are identified or anticipated, and no mitigation measures are required.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE:</b>				

- a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of

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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? ☐ ☐ ☐ ☒

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- 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 property was surveyed for Burrowing owl (BUOW), desert kit fox, and American badger. The report concluded that the onsite conditions are marginally suitable for BUOW. No evidence of BUOW was found in the survey area, including no burrows of appropriate size, aspect, or shape were located and no BUOW pellets, feathers, or whitewashes were found. No burrowing owl individuals were observed. However, the Project site and adjacent area do contain some habitat that would be considered suitable for BUOW. Therefore, a preconstruction BUOW survey is recommended to avoid any potential project-related impacts to this species.

The site is marginally suitable for the desert kit fox species. However, this species was not observed during the survey. No burrows or suitable size or shape were observed and no evidence of this species were observed either (scat, predation remains, tracks, etc.). As such, this species is considered absent from the project site and no further surveys are required. This finding is the same for the American badger species, as the site is marginally suitable but was also not observed during the survey. No burrows or suitable size or shape were observed and no evidence of this species were observed either (scat, predation remains, tracks, etc.). As such, this species is also considered absent from the project site and no further surveys are required.

The Project site was also evaluated for Joshua trees, of which there are currently 239 western Joshua trees present. The proposed Project intends to develop around the trees with the campground infrastructure. As mentioned above this species is currently a candidate for listing under CESA. As such, any impacts to western Joshua trees will require an Incidental Take Permit (ITP) from the CDFW. No impacts to this species are currently proposed, as the development plan as relocated all infrastructure to avoid all western Joshua trees on-site. Therefore, implementation of the Proposed Project would not 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, or substantially reduce the number or restrict the range of a rare or endangered plant or animal.

A *Cultural Resource Assessment* was prepared by Roberta Thomas on July 30, 2021. A separate archaeological records search was also undertaken by the South Central Coastal Information Center, dated July 13, 2021, at the request of the County of San Bernardino. The records search indicated no resources existed within the Project area. However, the field survey of the property found three isolated prehistoric artifacts; one fine-grained quartzite primary flake, a fine-grained igneous tertiary flake and two pieces of fine-grained igneous debitage flakes. The report indicated, "isolated occurrences are generally considered not eligible for inclusion in the CRHR unless they possess unique or substantial qualities to warrant their listing." The report did recommend an archaeological monitor be present during initial ground disturbance to assess the need for continued resource monitoring, based upon the presence of these artifacts. The e-mail response received from the San Manuel Tribe on August 10, 2021, requested the use of monitors as well. Mitigation measures have been incorporated as part of Sections V and XVIII to respond to potential archaeological and cultural concerns. Therefore, the proposed Project would not eliminate important examples of the major periods of California history or prehistory

- 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**

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

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

The proposed Project would not generate a notable number of daily trips, which would not be cumulatively considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. Similarly, the pollutant emissions from the proposed Project are below MDAQMD thresholds and therefore, the proposed Project would be in compliance MDAQMD's Air Quality Management Plan. In addition, greenhouse gas emissions from the Proposed Project are below County thresholds. Therefore, air quality and greenhouse gas impacts would not be cumulatively considerable.

Impacts associated with the proposed Project would not be considered individually or cumulatively adverse or considerable. Impacts identified in this Initial Study can be reduced to a less than significant impact. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are 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**

The Project site is not located in an area that is susceptible to geologic hazards. Construction and operational noise levels would not be significant due to the size of the property, the number of campsites, the distance to surrounding residences, and Project management limitations on nighttime noise levels. Therefore, implementation of the proposed Project would not have environmental effects that would cause substantial adverse effects on human beings. At a minimum, the Project will be required to meet the conditions of approval for the project to be implemented. It is anticipated that all such conditions of approval will further ensure that no potential for adverse impacts will be introduced by construction activities, and current or future land uses authorized by the Project approval. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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

## **MITIGATION MEASURES/CONDITIONS OF APPROVAL**

Any mitigation measures, which are not "self-monitoring", shall have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval. Condition compliance will be verified by existing procedures. (CCRF)

### **BIO-1: Pre-Construction Survey**

***A Pre-construction Burrowing Owl Survey shall be conducted by a qualified biologist at least 14 days prior to any Project activities, at any time of year. Surveys shall be completed following the recommendations and guidelines provided within the Staff Report on Burrowing Owl Mitigation (CDFG, March 2012) or the most recent version by a qualified biologist. If an active burrowing owl burrow is detected within any Project disturbance area, or within a 500-foot buffer of the disturbance area, a 300- foot radius buffer zone***

***surrounding the burrow shall be flagged, and no impacts to soils or vegetation shall be permitted while the burrow remains active or occupied. Disturbance-free buffers may be modified based on site-specific conditions in consultation with CDFW. The qualified biologist shall monitor active burrows daily and will increase buffer sizes as needed if owls show signs of disturbance. If active burrowing owl burrows are located within any work area and impact cannot be avoided, a qualified biologist shall submit a burrowing owl exclusion plan to CDFW for review and approval. The burrowing owl exclusion plan shall include permanent compensatory mitigation consistent with the recommendations in the Staff Report on Burrowing Owl Mitigation such that the habitat acreage, number of burrows, and burrowing owls impacted are replaced. Passive relocation shall take place outside the nesting season (1 February to 31 August).***

#### **BIO-2: Joshua Trees**

***The proposed Project will not affect western Joshua trees, since all trees are to be avoided. To ensure no impacts to this species, any tree within 40 feet of active construction shall be encircled by temporary construction fencing. This will be of a height and color to be visible from a distance. With this mitigation incorporated, no western Joshua trees will be affected. Should impacts to this species become unavoidable in the future, an incidental take permit (ITP) will be required from the CDFW. The ITP will detail all impacts to the species and necessary mitigation measures.***

#### **BIO-3 Migratory Bird Survey**

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

#### **CR-1: Archaeological Monitoring**

***Due to the heightened cultural sensitivity of the proposed project area, an archaeological monitor with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of archaeological monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist and submitted to the Lead Agency for dissemination to the San Manuel Band of Mission Indians***

Cultural Resources Department (SMBMI). Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

***TCR-1: Tribal Monitoring.*** Due to the heightened cultural sensitivity of the proposed project area, Tribal monitors representing the San Manuel Band of Mission Indians shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of Tribal monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. A Monitoring and Treatment Plan that is reflective of the project mitigation (“Cultural Resources” and “Tribal Cultural Resources”) shall be completed by the archaeologist, as detailed within CUL-1, and submitted to the Lead Agency for dissemination to the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI). Once all parties review and agree to the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

***TCR-2: Treatment of Cultural Resources.*** If a pre-contact cultural resource is discovered during archaeological presence/absence testing, the discovery shall be properly recorded and then reburied in situ. A research design shall be developed by the archaeologist that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI), the archaeologist/applicant, and the Lead Agency shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the archaeological significance of the resource, its potential as a Tribal Cultural Resource (TCR), avoidance (or other appropriate treatment) of the discovered resource, and the potential need for construction monitoring during project implementation. Should any significant resource and/or TCR not be a candidate for avoidance or preservation in place, and the removal of the resource(s) is necessary to mitigate impacts, the research design shall include a comprehensive discussion of sampling strategies, resource processing, analysis, and reporting protocols/obligations. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by SMBMI. All plans for analysis shall be reviewed and approved by the applicant and SMBMI prior to implementation, and all removed material shall be temporarily curated on-site. It is the preference of SMBMI that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by SMBMI, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and SMBMI. All reburials are subject to a reburial agreement that shall be developed between the landowner and SMBMI

**outlining the determined reburial process/location, and shall include measures and provisions to protect the reburial area from any future impacts (vis a vis project plans, conservation/preservation easements, etc.).**

**Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with SMBMI to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.**

**All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and SMBMI for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and SMBMI.**

**TCR-3: Inadvertent Discoveries of Human Remains/Funerary Objects. In the event that any human remains are discovered within the project area, ground disturbing activities shall be suspended 100 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. The on-site lead/foreman shall then immediately who shall notify SMBMI, the applicant/developer, and the Lead Agency. The Lead Agency and the applicant/developer shall then immediately contact the County Coroner regarding the discovery. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c). The NAHC-identified Most Likely Descendant (MLD), shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects shall be treated and disposed of with appropriate dignity. The MLD, Lead Agency, and landowner agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes. The MLD shall complete its inspection and make recommendations within forty-eight (48) hours of the site visit, as required by California Public Resources Code § 5097.98.**

**Reburial of human remains and/or funerary objects (those artifacts associated with any human remains or funerary rites) shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The MLD in consultation with the landowner, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects. All parties are aware that the MLD may wish to rebury the human remains and associated funerary objects on or near the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The applicant/developer/landowner should accommodate on-site reburial in a location mutually agreed upon by the Parties.**

***It is understood by all Parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).***



## **GENERAL REFERENCES**

California Department of Conservation, Farmland Mapping and Monitoring Program, <https://www.conservation.ca.gov/dlrp/fmmp/Pages/SanBernardino.aspx>

California Department of Water Resources, State Water Well Data, [https://www.waterboards.ca.gov/water\\_issues/programs/gama/well\\_location\\_information.html](https://www.waterboards.ca.gov/water_issues/programs/gama/well_location_information.html)

California Department of Resources Recycling and Recovery (CalRecycle), Solid Waste Facilities, <https://www.calrecycle.ca.gov/>

California Department of Transportation, Scenic Highways <https://dot.ca.gov/-/media/dot-media/programs/design/documents/od-county-scenic-hwys-2015-a11y.pdf>

California Department of Toxic Substances Control, EnviroStor Database. <https://www.envirostor.dtsc.ca.gov/public/>

California Energy Commission, California Energy Consumption Database. <https://ecdms.energy.ca.gov/Default.aspx>

County of San Bernardino. Development Code. <http://cms.sbcounty.gov/lus/Planning/DevelopmentCode.aspx>

County of San Bernardino. Countywide Plan, 2020. <http://countywideplan.com/>

County of San Bernardino. Fire Stations. <https://sbcfire.org/firestations/>

Mojave Desert Water Agency, <https://www.mojavewater.org/data---maps.html>

## **PROJECT-SPECIFIC REFERENCES**

*Biological Resources Assessment, Jurisdictional Delineation, and Native Plant Protection Plan for the Bubble Hotel Development*; Jennings Environmental, LLC, August 2021.

*Cultural Resource Assessment for the Bubble Hotel Project Near Joshua Tree, San Bernardino County, California*; PaleoWest Archaeology, July 30, 2021.

South Central Coast Information Center, Records Search Results, July 13, 2021.