

Environmental Checklist Form

Project title: City of Twentynine Palms Housing and Safety Element Updates	
Lead agency name and address:	City of Twentynine Palms 6136 Adobe Road Twentynine Palms, CA 92277
Contact person and phone number:	Travis Clark, Community Development Dir. 760-367-6799 X 1008 tclark@29palms.org
Project location: City-wide	
Project sponsor's name and address:	City of Twentynine Palms 6136 Adobe Road Twentynine Palms, CA 92277
Existing General Plan designation: All	Existing Zoning: All

Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

Housing Element Update

As a mandated Element of the General Plan, the Housing Element analyzes the existing housing stock and existing and future housing needs based on demographic data, and provides strategies to meet the housing needs of the City's residents. The Housing Element focuses on affordable housing and housing for special needs populations, including seniors, disabled persons (including developmental disabilities), large families, single parent households, and the homeless. The Goals, Policies, and Programs identified in this Housing Element will assist the City's decision makers in facilitating housing development and preservation to address the needs. The City is complying with the mandatory update schedule for Housing Elements. This Update addresses the 2022-2029 planning period. During this period, the City has been allocated the following housing units under the Regional Housing Needs Allocation (RHNA) developed by the Southern California Association of Governments (SCAG):

Income Category	Number Of Units
Extremely low income	115
Very low income	116
Low income	127
Moderate income	185
Above moderate income	504
Total	1,047

Note that the extremely low and very low income categories are 50% each of the 231 units assigned for the very low category.
Source: SCAG

This Update consists primarily of statistical updates particularly relating to updating the 2010 Census and American Community Survey (ACS) information in the Element to 2019 ACS information, and reassessing housing needs based on these demographic changes. This Update added sites identified for future housing, including parcels within the Downtown area and large sites zoned as Multi-Family Residential in the northern City. The City is preparing a new Downtown Specific Plan which will guide development in the area, including the sites identified for housing. The future Specific Plan will not increase maximum allowable density beyond currently allowed by the General Plan and Development Code. All the other sites in the inventory will be developed accordingly with their General Plan and zoning designations. The only potential change in residential densities is the density bonus ordinance to be amended in accordance with state law, which will provide up to 50 percent bonuses depending on the affordable units mix (Program HS-6).

This Update does not propose any other significant change in policy; all changes in policy reflect the changes to the inventory and changes in state laws. AB 686 was passed by California Legislature in 2018 requiring that all housing elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule (2015). This Update includes an AFH that analyzes patterns of segregation and equal access to opportunity within the City, consistent with AFFH Final Rule.

Safety Element

The Safety Element is updated along with the Housing Element as required by state law. The Safety Element Update includes a Flood Hazard Zones Map (Exhibit SF-4) which reflects the current FEMA flood zones, and a Fire Hazard Severity Zones Map (Exhibit SF-5) which provides the current fire hazard mapping by CalFire. The Safety Element also addresses climate change impacts and adaptation, including its interaction with fire, flood, and extreme heat hazards. The Update expanded discussion on emergency preparedness at local and regional levels with reference to the City's Local Hazard Mitigation Plan to be adopted in 2021 and the San Bernardino County Multi-Jurisdictional Hazard Mitigation Plan approved by FEMA and adopted in 2017.

The Housing and Safety Elements apply to all lands throughout the City.


ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

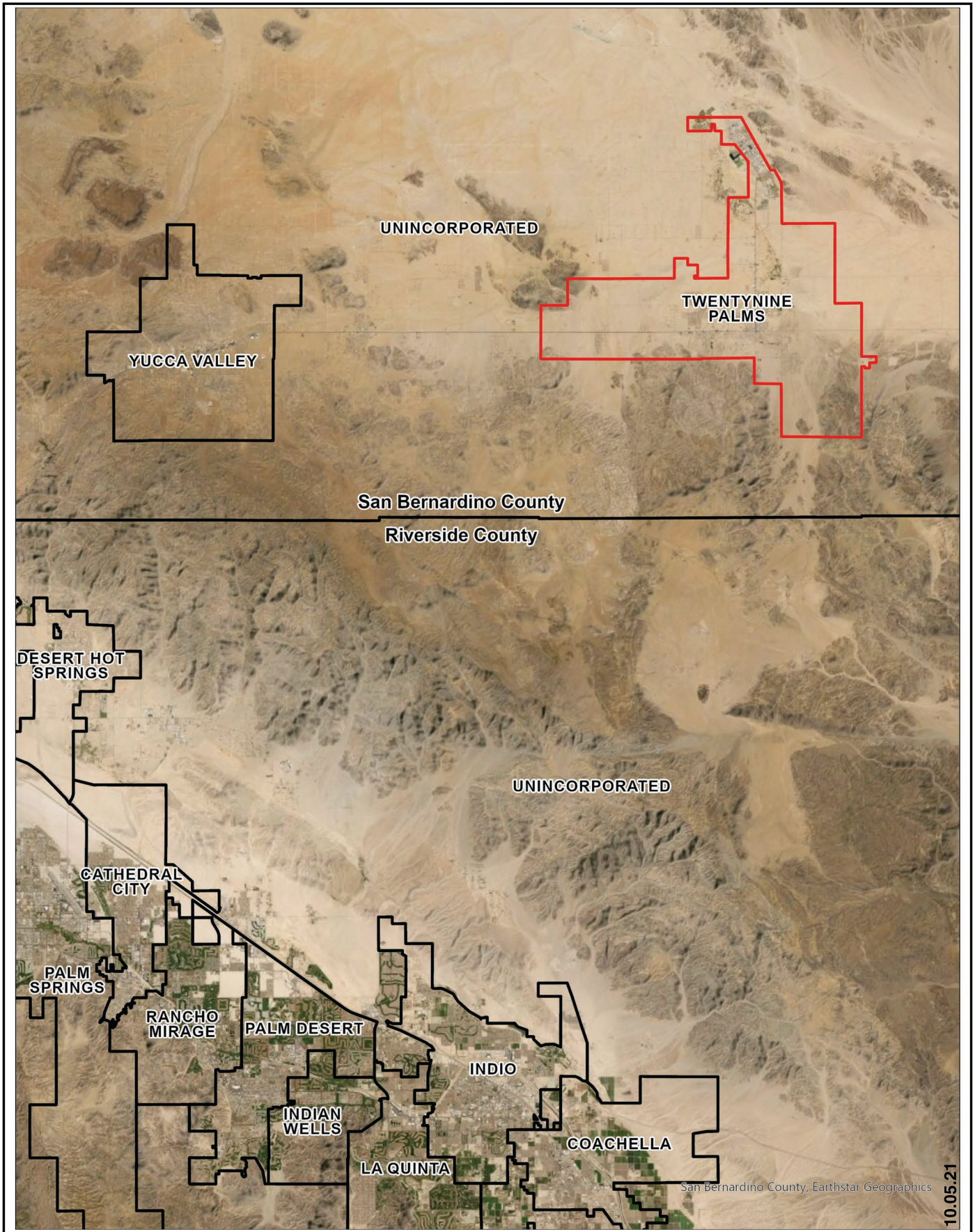
<input checked="" type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not 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 will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that 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"/>	I find that 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.


Signature

January 3, 2022
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.



	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
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 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?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

Sources: City of Twentynine Palms Development Code; Google Earth; City of Twentynine Palms General Plan.

Environmental Setting

The City of Twentynine Palms is located in the Morongo Basin which forms the southwestern corner of the Mojave Desert. In the basin, Joshua Tree National Park lies to the south of the City and the Marine Corps Ground Air Combat Center to the north. The Mojave Desert is separated from the Sonoran Desert to the south by the Little San Bernardino and Eagle Mountains, which are extensions of the Transverse Range. The western Mojave Desert is a flat, sparsely vegetated region interspersed with mountain ranges and dry lakes.

Discussion of Impacts

a-d) No Impact. The Housing and Safety Element Updates are policy documents and do not involve any construction or development. The Updates will have no impact on aesthetics, scenic vistas or light and glare. The Safety Element Update will not result in development, but will allow the City to better understand and plan for flooding and fire hazards in the community.

Future housing projects, as they are proposed, will be subject to City review for project design including architecture and landscaping and environmental review under CEQA for potential impacts on aesthetics. The City's General Plan and Municipal Code set building height limits which prevent large or bulky structures

that may block scenic vistas. Future housing projects facilitated by this Housing Element Update will be developed in accordance with applicable zoning and other regulations governing scenic quality, and this Update proposes no change to these regulations.

According to the California Department of Transportation, Twentynine Palms Highway (State Highway 62) is an “eligible State Scenic Highway.” In the City’s General Plan, a small portion of Highway 62 is designated as a scenic highway (excluding that portion of the Highway 62 between Sunrise Road and Wilshire Avenue). The sites identified for future housing development are north of the portion of Highway 62 in the downtown area, where Highway 62 is not designated a scenic highway. The nearest site to Highway 62 is located approximately 0.39 miles to the north. The sites will not be visible from Highway 62, due to distance and intervening development. Therefore, views along the highway are not expected to change and no impact to this eligible scenic highway would occur.

Future development will be subject to the City Development Code Section 19.78 Lighting Standards, which require proper shielding of light sources and prohibit light spillage on adjacent properties. As individual projects are proposed, they will be required to submit a lighting plan prior to development and follow any required conditions of approval. Implementation of City lighting standards will ensure that no significant lighting impacts will occur.

Mitigation Measures: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
<p>II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:</p>				
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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X

Sources: Farmland Mapping and Monitoring Program, 1984-2018, CA Dept. of Conservation; General Plan Land Use Map; Google Earth.

Environmental Setting

Agricultural production is generally not active in the Morongo Basin, nor in the City of Twentynine Palms. Commercial farming has not occurred in the City for decades, likely due to its arid environment. Neither the General Plan nor the Development Code contain agricultural or forestry designations or districts, but in certain districts agricultural and related uses are allowed with a Conditional/Administrative Use Permit or other restrictions.

There are no lands designated for forestry uses in the City, due to the lack of large trees and the urban nature of the community.

Discussion of Impacts

- a-e) No Impact.** The Housing and Safety Element Updates are policy documents, and in and by themselves will not impact any agricultural or forest land. The Safety Element Update will not result in development, but will allow the City to better understand and plan for flooding and fire hazards in the community.

The sites identified for future housing in the inventory are not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, according to the California Dept. of Conservation, nor are they used for agricultural purposes. These sites and lands adjacent to them consist of vacant land and patches of commercial, institutional, and residential uses. The proposed Updates will not result in any changes to lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the California Dept. of Conservation, nor to lands used for agricultural purposes.

There are no Williamson Act contracts on the sites identified for future housing or properties in the surrounding areas. The future housing sites are designated for Public, Multi-Family Residential or High Density Residential uses. The proposed Housing and Safety Element Updates will have no impact on lands designated for agricultural use.

The sites designated for housing development do not contain forest land, timberland or timberland zoned for timberland production. Therefore, the proposed Updates would not rezone forest land or timberland as defined by the Public Resources Code and Government Code. There will be no loss of forest land or conversion of forest land to non-forest use.

Given the absence of active farmlands in the City, there would be no indirect impact, due to the location or nature of the use, on conversion of Farmland to non-agricultural use. Given the absence of forest land in the City, the proposed Updates would have no indirect impact on conversion of forest land to non-forest use.

Mitigation Measures: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
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?				X
c) Expose sensitive receptors to substantial pollutant concentrations?				X
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				X

Sources: City of Twentynine Palms General Plan; MDAQMD CEQA and Federal Conformity Guidelines.

Environmental Setting

The City of Twentynine Palms is located within the Mojave Desert Air Basin (MDAB) under the jurisdiction of Mojave Desert Air Quality Management District (MDAQMD). MDAQMD is geographically the second largest of the 35 air districts in the State of California. All development within the City is subject to MDAQMD’s 2016 “California Environmental Quality Act (CEQA) and Federal Conformity Guidelines.” MDAQMD operates and maintains six regional air quality monitoring stations throughout its jurisdiction. The nearest monitoring station to the City of Twentynine Palms is in Lucerne Valley.

Criteria air pollutants are contaminants for which state and federal air quality standards (California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS)) have been established. MDAQMD exceeds state and federal standards for ozone (O₃) and PM₁₀. As a result, MDAQMD has adopted federal attainment plans for ozone and PM₁₀ under the federal Clean Air Act. Ambient air quality in the MDAQMD, including the City of Twentynine Palms, does not exceed state and federal standards for carbon monoxide, nitrogen dioxides, sulfur dioxide, lead, sulfates, hydrogen sulfide, or visibility reducing particles.

Discussion of Impacts

a-d) No Impact. The Housing and Safety Element Updates will have no impact on air quality. The Updates are to the General Plan, a policy document, and will not generate any construction or development. The Safety Element Update provides new information on flooding and fire hazards and addresses climate resilience, which will not result in air pollutant emissions.

According to MDAQMD's 2016 CEQA and Federal Conformity Guidelines, a project is considered non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. A project is conforming if it complies with all applicable District rules and regulations, complies with all proposed control measures that are not yet adopted from the applicable plan(s), and is consistent with the growth forecasts in the applicable plan(s), or is directly included in the applicable plan. Conformity with growth forecasts can be established by demonstrating that the project is consistent with the land use plan that was used to generate the growth forecast.

MDAQMD works directly with the San Bernardino County Association of Governments (SANBAG), San Bernardino County Transportation Authority (SBCTA), and local governments, and cooperates actively with all state and federal government agencies. SBCTA adopted the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020 RTP/SCS) developed by the Southern California Association of Governments (SCAG). The Demographics & Growth Forecast Technical Report of the RTP/SCS forms the basis of land use and transportation controls of air quality management plans. An example of a non-conforming project would be one that increases the gross number of dwelling units, increases the number of trips, and/or increases the overall vehicle miles traveled in an affected area relative to the applicable land use plan.

The Sites Inventory in this Housing Element Update includes parcels within the Downtown area and large sites zoned as Multi-Family Residential in the northern City. The City is preparing a new Downtown Specific Plan which will guide development in the area, including the two sites identified for housing. All the sites in the inventory will be developed accordingly with their General Plan and zoning designations. The Safety Element Update will not result in development, but will allow the City to better understand and plan for flooding and fire hazards in the community. Therefore, the proposed Updates are considered consistent with the 2020 RTP/SCS and not expected to conflict with any air quality plan.

As future housing development is proposed, the City will undertake CEQA review on an individual project level and assess potential impacts on air quality for each project, including emissions of criteria pollutants, pollutant concentrations near sensitive receptors, and emissions of odors. Mitigation measures will be implemented as necessary in compliance with MDAQMD rules and City requirements. All future projects will be required to comply with MDAQMD rules and guidelines. Typical measures include, but are not limited to, implementation of a dust control and management plan in conformance with MDAQMD Rule 403.2, phased application of architectural coatings and the use of low-polluting architectural paint and coatings per MDAQMD Rule 1113. In addition, the 2019 and later editions of the California Building Code will reduce air quality impacts during project operation by imposing more stringent energy efficiency standards, which will reduce regional emissions associated with the production of energy.

According to the MDAQMD CEQA and Federal Conformity Guidelines, residences, schools, daycare centers, playgrounds and medical facilities are considered sensitive receptor land uses. The Housing Element Update will ultimately allow the development of additional housing which will add to the sensitive receptors in the City. However, should a use be proposed adjacent to these sensitive receptors which could emit high levels of pollutants, such as an industrial development or a gasoline service station, the CEQA analysis for these uses will require that their impacts to adjacent sensitive receptors, if any, be considered and mitigated.

In general, residential development does not create substantial odor problems. Because of the City's lack of central regional sanitary sewer facilities, housing projects are likely to require on-site wastewater treatment plants in higher density zones. Should onsite wastewater treatment facilities be proposed, they will be in the form of 'package plants' with self-contained treatment processes that do not operate in the open air. Construction and operation of such treatment facilities will be regulated by the Regional Water Quality Control Board (RWQCB), and reviewed by them and the City when projects are proposed. The proposed Updates will not result in odor impacts.

Mitigation Measures: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
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? (General Plan)				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X

Sources: Google Earth; City of Twentynine Palms General Plan; City of Twentynine Palms General Plan Update Draft Environmental Impact Report (2010).

Environmental Setting

The City of Twentynine Palms is located within the Mojave Desert biome in the western Mojave Desert. The City participates in the West Mojave Plan, which, once adopted, will serve as a habitat conservation plan for both public and private entities in the West Mojave Desert. It will encompass approximately 3.6 million acres of public land and 2.8 million acres of private land that will include deserts throughout San Bernardino, Kern, Inyo, and Los Angeles Counties. The plan includes requiring focused surveys for Special Status Species, burrowing owl, and sensitive plants where suitable habitat is present.

The City of Twentynine Palms General Plan establishes goals and policies to ensure that natural resources including the Oasis of Mara and desert tortoise within the Mesquite Dunes are protected. The San Bernardino County General Plan designates portions of the City's Sphere of Influence (SOI) as the RC (Resource Conservation) land use zoning district. The County's General Plan also includes a Biotic Resources (BR) Overlay to identify areas that include habitat for sensitive species.

Discussion of Impacts

a-f) No Impact. The Housing and Safety Element Updates are policy documents and will have no impact on biological resources. The Safety Element Update will not result in development, but will allow the City to better understand and plan for flooding and fire hazards in the community.

The sites identified for future housing development are located in an urban environment, and this Update will not facilitate development beyond what is currently allowed under the General Plan. As projects are proposed, their site-specific biological conditions, including the presence of species of concern, will be assessed and mitigated if necessary, through the preparation of biological resource studies.

There are many washes and natural drainages in Twentynine Palms. As future housing projects are proposed, the City will require site-specific biological studies, where appropriate, during the CEQA process. The project-level studies will determine the presence of jurisdictional waters and riparian habitats, and the necessary permits and mitigation, if any.

Wildlife corridors link together areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. As a result of a state interagency workshop, the Joshua Tree-Twentynine Palms Connection was designated within and near the City. The connection occurs in an ecological transition zone between the Mojave and Sonoran Desert eco-regions. The linkage connects areas of open space in Joshua Tree National Park and the Marine Base. The connection spans 307,807 acres, of which approximately 71 percent currently receives some level of conservation protection. The majority of the City is outside the connection area (General Plan Exhibit CO-3). Most sites identified for housing development are not designated as or near any Wildlife Linkage Areas. A fraction of the site in the northern City adjacent to the Marine Base falls in the designated Wildlife Linkage Areas; however, long-standing surrounding urban uses and site disturbances especially along the perimeters would reduce the likelihood of the site serving as a wildlife corridor or nursery site. Impacts will be assessed in project-level biological studies, and because the proposed Update does not change the residential designation of the site, no new impacts would occur. The project-level biological studies will provide mitigation for wildlife corridors, nursery sites, and habitats and species protected under the Migratory Bird Treaty Act (MBTA) and West Mojave Plan (upon adoption).

The sites identified for future housing development generally fall in the Desert Tortoise – Sparse Population habitat and Burrowing Owl habitat on the County BR Overlay map. The project-level biological studies will determine the presence of desert tortoises and burrowing owls and their habitats and provide necessary mitigation measures, which will be implemented per the project-level CEQA process. The proposed Updates will have no impact on the overlay districts nor any conflict with City or county regulations and plans.

Mitigation Measures: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?				X
c) Disturb any human remains, including those interred outside of formal cemeteries?				X

Sources: Twentynine Palms General Plan (2012).

Environmental Setting

The City is located on the southern edge of the Mojave Desert. Archaeologists generally divide prehistory in the Mojave Desert into five periods marked by changes in archaeological remains that date back some 12,000 years. The Lake Mojave period (ca. 8000-5500 B.C.) is associated with small mobile groups of hunters and gatherers who inhabited the Mojave Desert. These groups continued to inhabit the region during the Pinto Period (ca. 5500-2500 B.C.), and relied more on ground foods, small and large game animals, and the collection of plants. Distinct cultural changes occurred during the Newberry Period (ca. 1500 B.C.-500 A.D.), when small residential groups moved between select localities, established a geographically expansive land-use pattern and engaged in long-distance trade. The two ensuing periods, Saratoga (ca. 500-1200 A.D.) and Tecopa (ca. 1200-1770s A.D.), are characterized by seasonal group settlements near accessible food sources and the intensification of the use of plant foods, as evidenced by groundstone artifacts and the evolution of pottery.

The City is in an area historically occupied by two Native American groups, the Serrano and the Chemehuevi. Members of each tribe gathered at important base camps or villages for annual ceremonies and tribal interaction with neighboring groups.

In the Twentynine Palms area, the Serrano and the Chemehuevi relied on the waters of a desert oasis located approximately 0.5 miles south of today's Highway 62 and west of Utah Trail. The Serrano first settled in the oasis and named it *Maara*, "the place of little springs and much grass". The Chemehuevi began to settle around the oasis in the mid-19th century.

While European contact may have occurred as early as 1771 or 1772, direct European influence on Serrano and Chemehuevi lifeways did not begin until the mission system expanded to the edge of Serrano territory in the 1810s. By the early 20th century, the majority of Serrano and Chemehuevi population was incorporated into the reservation system. Today, most Serrano descendants live on the San Manuel and the Morongo Indian Reservations, while the Chemehuevi are divided among the Chemehuevi, the Colorado River, and the Morongo Reservations.

Non-Native settlement first occurred in the Twentynine Palms area by the late 1800s, when prospectors sought their fortunes in nearby gold camps. The first pioneer homesteaders arrived in 1910, and a small community started to grow. In 1952, the U.S. Defense Department established a marine base north of the oasis for glider training, now known as the U.S. Marine Corps Air Ground Combat Center. The City of Twentynine Palms was incorporated March 23, 1987.

Discussion of Impacts

a-c) No Impact. The adoption of the Housing and Safety Element Updates will not impact protection or significance of any cultural resources. The Safety Element Update provides new mapping and policy relating to flooding and fire hazards and climate adaptation, and will not result in any construction which might disturb cultural resources.

As future housing projects are proposed, the City will require site-specific cultural resource surveys to assess potential impacts on cultural resources, and provide mitigation to reduce impacts to less than significant levels. The sites identified for housing in the Housing Element Update are vacant, and thus least likely to contain historical resources. Prehistoric resources on these sites, if any, will be assessed as development is proposed and the City completes cultural resource studies for these sites as part of the CEQA process.

The City will also consult with interested tribes on potential cultural resources pursuant to AB 52 and/or SB 18, as it did for this Update (please see Tribal Cultural Resources, below).

Native American burial sites have been uncovered in the City, including within and near the Oasis of Maara south of Highway 62. All sites identified in the Sites Inventory are located north of Highway 62 and at least partially surrounded by existing development. Site-specific studies and necessary mitigation measures will help reduce potential impacts on human remains to less than significant levels. In addition, should any previously unidentified or unanticipated human remains be discovered during project development, state law requires that all activity stop, that the coroner be notified to determine the nature of the remains and whether Native American consultation is needed. This requirement of law assures no impact would occur to cemeteries or human remains.

Mitigation Measures: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
VI. ENERGY -- Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X

Source: Twentynine Palms General Plan (2012).

Environmental Setting

Common energy sources range from nuclear energy, fossil fuels such as oil, coal and natural gas, to renewable sources such as wind, solar, geothermal and hydropower. Southern California Edison (SCE) provides electricity to the City, and Southern California Gas Company (SoCalGas) provides natural gas service to the City. Natural gas is mainly utilized for water heaters and heating of homes, as well as a broad range of commercial and industrial equipment. In areas where natural gas is not available, propane gas, stored in on-property tanks, is also utilized. Both SCE and SoCalGas offers various programs and incentives for all users to reduce energy consumption.

Discussion of Impacts

a, b) No Impact. The Housing and Safety Elements are policy documents, and their updates will have no impact on the consumption of energy resources or state or local plans for renewable energy or energy efficiency. The proposed Housing Element provides opportunities for energy conservation, such as rebate programs offered by utility companies and affordable solar programs initiated by the California Public Utilities Commission. Construction and rehabilitation of housing, as they are proposed in the future, will be required to comply with the California Building Code including the California Energy Code and California Green Building Standards Code (CALGreen), which serve to ensure the economical and wise use of energy resources during construction and operational phases. New residential development will be constructed zero-net-energy (ZNE) per the 2019 CBC.

Future housing developments would result in the consumption of petroleum-based fuels related to vehicular travel. While future housing projects have the potential to increase the overall City VMTs, the proposed Housing Element Update will not interfere with evolving fuel efficiency standards and will not result in wasteful, inefficient, or unnecessary consumption of transportation energy resources.

The Safety Element Update consists of mapping and policy relating to fire and flooding hazards and climate adaptation, which will have no impact on energy consumption. The proposed Updates will not conflict with current energy standards and conservation goals laid out in the City's General Plan (2012). Overall, no impact is anticipated.

Mitigation Measures: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to 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?				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
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?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

Sources: Twentynine Palms General Plan Update (2012); City of Twentynine Palms General Plan Update Draft Environmental Impact Report (2010).

Environmental Setting

The City is located in a wedge-shaped fault block known as the “Mojave Block.” The Mojave Block is located at the junction of two distinct geomorphic provinces: Eastern Transverse Ranges Province, a region of low to moderately high mountains that include Joshua Tree National Park, the Little San Bernardino Mountains, the Pinto Mountains, and several ranges to the southeast; and Mojave Desert Province, an arid region of alluvial fans, expansive desert plains, dry lakebeds and scattered mountain ranges. The Mojave Block is bounded by the Garlock Fault to the north, the San Andreas fault system

to the west and southwest, and the southern Death Valley fault zone, Granite Mountains, and Packard Well faults to the east.

In the Twentynine Palms area, the trace of the Pinto Mountain Fault is recognized by a pressure ridge and divides into two splays. The northern splay of this fault is mostly buried by Quaternary valley fill but emerges where it joins the west splay of the Mesquite Lake Fault east of the City limits. Soils in the City range from wind-blown sand and Playa sands on the valley floor, to igneous and metamorphic rock in the surrounding mountains. The region is susceptible to a range of geologic hazards, including ground rupture, major ground shaking, slope instability, and collapsible and expansive soils.

Discussion of Impacts

a-f) No Impact. The adoption of the Housing and Safety Element Updates will have no impact on geology and soils. The Safety Element Update consists of mapping and policy relating to fire and flooding hazards and climate adaptation, which will have no impact on geology or soils. Future housing developed as a result of the Housing Element Update will be reviewed under CEQA to assure that geologic and soil hazards are mitigated to less than significant levels, as described below.

Two main fault zones bisect the City: the Pinto Mountain fault in a westerly direction and the Mesquite Lake fault in a southeasterly direction. Secondary faults to these include several short traces both north and south of the main trace of the Pinto Mountain fault, and the Airfield and East Airfield faults to the east of the Mesquite Lake fault. All of these faults are potential sources of strong ground shaking and surface fault rupture. According to the General Plan (Exhibit LU-6 Safety Overlays), the sites identified for future housing are not located in or near any fault zones. There will be no impact regarding fault rupture. However, the two main faults crossing the City, the Pinto Mountain fault and the Mesquite Lake fault, have the potential of generating earthquakes of up to 7.3 magnitude on the Richter scale. The City enforces the latest California Building Code (2019 CBC) and Uniform Building Code including collapse-resistant design through Municipal Code Section 18.01.020, which contains modifications to the CBC adopted in accordance with local geology. For future housing new projects and rehabilitation of existing housing, earthquake-resistant construction and hazard reduction methods prescribed by the Building Codes will be implemented to minimize potential structural damage.

Earthquakes can cause several types of ground failure including liquefaction and related hazards, collapse and slope failure. Liquefaction typically occurs within 50 feet of the ground surface, in areas where fine- to medium-grained sandy to silty soils and shallow groundwater occur together. Lateral spreading, a type of liquefaction-induced failure, is the lateral displacement of surficial blocks of soil atop a liquefied layer often described as shallow landslides. One of the future housing sites are partially located in the liquefaction susceptibility area identified in the General Plan (Exhibit LU-6 Safety Overlays). The City recommends site-specific studies for any development proposed in the areas identified to be susceptible to liquefaction, which are typically done during the CEQA

environmental review process. The General Plan also mapped areas subject to earthquake-induced slope instability (Exhibit SF-1 Seismic Hazards), which are generally along the southern and western perimeters of the City. The future housing sites are in the central and north sides of the City, which are on generally flat terrain and far from slopes. No impact from slope failure or landslides is expected.

Future housing development may cause soil erosion primarily during grading and construction. However, future projects will be required to implement measures to control fugitive dust consistent with the requirements of the MDAQMD (see Air Quality, Section III), which will minimize potential adverse impacts associated with wind erosion. The City requires erosion/dust control plans that include the implementation of best management practices associated with stormwater flows on project sites (see Section X, Hydrology and Water Quality). These standard requirements assure that erosion resulting from storm flows are controlled on and off site.

During the last few decades in the Twentynine Palms region, the rate of groundwater extraction has exceeded natural replenishment, resulting in declining water levels and overdraft of the groundwater basin in more densely populated areas, which can cause subsidence. Subsidence has not been studied or detected as of 2012. To remedy this condition, local artificial recharge has been developed; the closest recharge sites to Twentynine Palms are percolation ponds in the Yucca Valley-Joshua Tree area. The City's General Plan includes policies to help maintain groundwater levels and thus reduce the potential for subsidence by maintaining adequate groundwater levels.

The young alluvial fan and aeolian sediments in the Twentynine Palms area are susceptible to soil collapse hazards. General soil stabilization techniques can be applied to mitigate collapsible soil, including over-excavation and soil recompaction. Soils underlying the Twentynine Palms area consist primarily of silty sand, sand and gravel. Such soils typically have a low expansion potential, although pockets of fine-grained expansive soils may occur. As with other geological and soil hazards, the site-specific geotechnical studies required of new development will identify potential hazards, including expansive soils and provide mitigation, where necessary.

There are currently no sewer facilities in the City, including those areas identified for future housing. Before a central sanitary sewer system is built for the City, these sites will need to use septic tanks or alternative wastewater disposal systems such as a package plant. The City will require percolation testing in conjunction with the project-specific geotechnical investigation to evaluate onsite sewage disposal feasibility. Compliance with San Bernardino County guidelines and implementation of project-specific recommendations will prevent any significant impact regarding soil capability of supporting alternative wastewater disposal systems.

According to the City's General Plan, San Bernardino County, in general, has an extensive record of fossil life starting in Jurassic time, 150 million years ago. Fossilized remains are expected to occur within areas containing finer-grained fluvial, lacustrine, or aeolian deposits. Excavation and other earthmoving activities on the sites identified for future housing development within surface and subsurface exposures of Quaternary Alluvium could disturb a unique paleontological resource. Per General Plan Implementation Policy CO-2.10, the City will require a paleontological survey before grading. Implementation of standard requirements will prevent or mitigate any significant impact to paleontological resources.

Mitigation Measures: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS -- Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

Sources: City of Twentynine Palm General Plan; San Bernardino County Regional Greenhouse Gas Reduction Plan (March 2014); MDAQMD CEQA and Federal Conformity Guidelines.

Environmental Setting

Certain gases in the earth’s atmosphere, referred to as greenhouse gases (GHGs), play a critical role in determining the earth’s surface temperature. The principal GHGs contributing to the greenhouse effect are CO₂, methane (CH₄), nitrous oxide (N₂O), and fluorinated compounds. GHG sources include both natural and anthropogenic processes. Anthropogenic GHG emissions in excess of natural ambient levels are responsible for intensifying the greenhouse effect and have led to an overall trend of unnatural warming of the earth’s climate, known as climate change or global warming.

State laws, such as Assembly Bill 32 (AB 32) and Senate Bill 32 (SB 32), require all cities to reduce greenhouse gas emissions to 1990 levels by the year 2020. SB 32 is the extension of AB 32 which requires the state to reduce greenhouse gas emissions to 40 percent below 1990 levels by 2030.

In 2014, SANBAG prepared a Regional Greenhouse Gas Inventory and Reduction Plan (March 2014) which included a greenhouse gas inventory and forecast for Twentynine Palms. The City participated in the plan development and set a goal to reduce its community GHG emissions to a level of 15% below 2008 GHG emissions level by 2020. The City is expected to meet and possibly exceed this goal with joint state and local efforts and reduction measures set forth by AB 32. The City’s General Plan includes policies and measures to facilitate GHG emission reduction through encouraging alternative transportation, promoting renewable energy, and implementing energy efficient building technologies.

GHG Thresholds

According to the MDAQMD CEQA and Federal Conformity Guidelines, the annual threshold for greenhouse gases is 100,000 tons CO₂e annually, and 548,000 pounds daily.

Discussion of Impacts

a, b) No Impact. The Housing and Safety Element Updates are policy documents and will have no impact on greenhouse gas emissions, as they will not generate any construction or development. The Safety Element Update consists of mapping and policy relating to fire and flooding hazards which will not generate greenhouse gas emissions. The Housing Element identifies programs offered by the state and utility providers that help reduce GHG emissions, which will reduce project-level GHG emissions.

The City implements General Plan policies and measures in accordance with the SANBAG Regional Greenhouse Gas Inventory and Reduction Plan; those applicable to housing development and rehabilitation include energy efficiency building technologies, alternative transportation and renewable energy. As future housing projects are proposed, the City will undertake CEQA review, and assess potential impacts for each project on greenhouse gas emissions using the GHG thresholds established by MDAQMD.

Mitigation Measures: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS --Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
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?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?				X
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?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) 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?				X

Sources: Twentynine Palms General Plan Update (2012); California Department of Toxic Substances Control "EnviroStor" Database, accessed October 8, 2021; State Water Resources Control Board GeoTracker, accessed October 8, 2020.

Environmental Setting

A variety of products such as gasoline, paint, solvents, commercial cleaning products, refrigerants, and radioactive substances are categorized as hazardous materials. Proper management of hazardous materials is a common concern for all communities. Since the 1970s, governments at the federal, state, and local levels became increasingly concerned about the effects of hazardous materials on human health and the environment. Numerous laws and regulations went into effect for investigation and mitigation of these effects. As a result, the storage, use, generation, transport, and disposal of hazardous materials are highly regulated by federal, state, and local laws and regulations.

The San Bernardino County Fire Department's Hazardous Materials Division is the state designated Certified Unified Program Agency (CUPA) responsible for permit administration, compliance inspections and enforcement for over 7,000 regulated facilities in San Bernardino County.

The Department of Toxic Substances Control (DTSC) lists 24 sites within the City that are either listed or permitted as hazardous material sites, primarily businesses located on or near Highway 62. Sites associated with cleanup of hazardous materials in and near the City have been primarily, and currently are those associated with the military installations at the Marine Corps base, north of the City.

Discussion of Impacts

a-g) No Impact. The adoption of the Housing and Safety Element Updates will have no impact on hazards or hazardous materials. The mapping of flood zones and fire hazard areas in the Safety Element will aid the City and future developers in determining how best to protect their properties from these hazards. Future housing development will be required to consider potential impacts as part of the CEQA process, though the potential impacts are likely to be negligible, as housing development typically does not generate significant use, storage or transport of hazardous materials.

There are many schools throughout the City, and some are adjacent to or near lands designated for housing. However, as noted, housing development typically generates minimal hazardous materials which are under stringent county, state and federal regulations.

According to the GeoTracker and EnviroStor databases and the City's General Plan (Exhibit SF-2), none of the sites identified for housing are listed on governmental databases as a hazardous materials cleanup site, nor are any of the housing sites located in the vicinity of a regulated/cleanup site.

The Twentynine Palms Airport is located at least five miles away from any of the sites identified for future housing development. The Marine Corps' airfield is located miles away from any future housing sites identified in the Housing Element Update. These sites are not located within the boundary of any airport land use plan, nor will they be affected by noise from airport activities. No safety hazard will result, nor will excessive noise be experienced by future residents as a result of airport operations.

It is not expected that any housing project in the future will alter the City's existing street system, which is the basis for evacuation plans. The proposed inventory sites are not located in a high severity fire zone, and the City in general is not susceptible to high fire danger, as established by Exhibit SF-4, which is part of the Safety Element Update.

Mitigation Measures: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?				X
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
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;				X
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				X
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				X
(iv) impede or redirect flood flows?				X
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

Sources: Twentynine Palms General Plan; Amended Final Urban Water Management Plan for Twentynine Palms Water District (TPWD), December 2016; U.S. Department of the Navy and U.S. Marine Corps, 2015; Twentynine Palms Wastewater Master Plan (2014).

Environmental Setting

Domestic Water

Twentynine Palms Water District (TPWD) manages and distributes the local ground water supply in the City of Twentynine Palms and portions of the surrounding unincorporated areas of San Bernardino County. The District’s water service area spans 87 square miles, maintaining 200 miles of pipeline and 17 million gallons of water storage capacity. The District’s water supply source is 100 percent local groundwater extracted from four sub-basins south of the Pinto Mountain Fault, which are fed by rainfall in the Pinto Mountains.

The District overlays portions of the Indian Cove, Eastern and Fortynine Palms sub-basins of the Joshua Tree Basin, and part of the Twentynine Palms Valley Basin.

As an urban water supplier, TPWD is mandated to prepare an Urban Water Management Plan (UWMP) per the California Water Code, undertaking water supply planning over a 20-year period in five year increments by analyzing existing and projected water supply opportunities including recycled water for existing and future demands, in normal, single-dry and multiple-dry years, and implementing conservation and efficient use of urban water supplies.

Wastewater Treatment

The only Wastewater Treatment Plant (WWTP) in the region is located at the Marine Corps Air Ground Combat Center (MCAGCC). The facility treats all wastewater generated from the Mainside area of the MCAGCC. The City does not have a sanitary sewer system and currently operates with septic tanks.

In 2014, the City prepared a Wastewater Master Plan to identify and describe the potential facilities that would be required for a centralized sewer collection system and wastewater treatment plant to replace the septic systems in use. A new centralized system is envisioned to include the City and surrounding unincorporated areas. The City is currently initiating the planning and layout of the sewer system, but sanitary sewage in the City will not be available to the project area in the near term.

Flood Control/Drainages

The City lies in the southern Mojave Desert. Although annual precipitation averages around 5 inches, infrequent thunderstorms occur in the area and can cause flooding in the City.

Twentynine Palms Channel, the only major drainage structure in the City, was designed and constructed to protect the central business district and downtown area. The natural major drainages of Fortynine Palms Canyon, Twentynine Palms Wash, Indian Cove and Dog Wash, as well as small unnamed drainages in the Pinto Mountains can carry flash floods and impact downstream development in the City.

The San Bernardino County Flood Control District (SBFCD) is responsible for managing regional drainage within and in the vicinity of Twentynine Palms. The City works with SBFCD to manage local drainages in the City, which are divided between well-defined drainage courses (some have been channelized) and areas of wide sheet flow. Development that may alter the direction of flow onsite are conditioned per standard San Bernardino County practices to maintain the existing site drainage patterns at inlets and outlets. The City implements standard requirements for stormwater retention and participates in the National Pollution Discharge Elimination System (NPDES) to protect surface waters from pollution. Development projects must retain the 100-year storm flow onsite.

Water Quality

Water quality is regulated by multiple agencies, depending on the source. The TPWD implements the standards of the Regional Water Quality Control Board (RWQCB) in its distribution of domestic water. The RWQCB also regulates septic tanks and alternative

wastewater treatment systems, to protect the groundwater basin from pollution from those sources.

Surface water quality in the region is largely under the influence of land uses that affect runoff, such as urban and industrial uses. Runoff from stormwater can transport pollutants that collect on the ground surface and affect water quality of receiving streams, rivers, and channels. Because there is no receiving water body for the Morongo Basin, including the City of Twentynine Palms, RWQCB does not require a water quality management plans (WQMP). However, the City typically requires best management practices (BMPs) similar to those required in a WQMP.

Description of Impact

a)-e) No Impact. The adoption of the Housing and Safety Element Updates will have no impact on hydrology and water quality. The City and TPWD implement water quality standards and waste discharge requirements to prevent contamination of water sources during construction and operation. Future housing developments will be reviewed under CEQA to assure that they meet these standards.

TPWD has prepared an Urban Water Management Plan, which is a long-term planning document that helps TPWD plan for current and future water demands. The Plan includes development limits which are designed to balance demand and supply. The proposed housing sites are expected to develop under the designations of the City's General Plan; therefore, the water demand is addressed in the UWMP. The Housing and Safety Elements Updates will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

The City requires Best Management Practices (BMPs) for the control of surface water pollution. A minimum requirement for drainage facilities of containing a 100-year storm event is included in the City's standards. These standard requirements will be enforced for future projects, and will ensure that future housing projects do not cause significant impacts related to drainage patterns due to siltation, polluted runoff and flooding.

The City is located inland and is not subject to tsunamis. The Safety Element updates the FEMA flood hazard zones map (Exhibit SF-5). According to FEMA's Flood Insurance Rate Maps, some of the Inventory Sites in the City are located in the 1% annual flood hazard areas, and the Downtown sites are protected by the existing channel. The General Plan Safety Element provides policies and programs to minimize potential impacts regarding flooding. The applicable standard requirements, as well as project-level hydrology studies, will serve to minimize potential impacts on water resources.

Mitigation Measures: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X

Sources: Google Earth; City of Twentynine Palms General Plan

Environmental Setting

The City’s General Plan includes land use designations that allow a broad range of residential, commercial and institutional development. The residential densities currently allow development ranging from very low density single family homes on acres of land to 24 units per acre in the High Density Residential designation. The City’s Development Code is consistent with the General Plan.

Discussion of Impacts

a)-b) No Impact. The Housing and Safety Element Updates will have no impact on land use and planning. The Safety Element update includes modifications to flooding and fire hazards which will help the City better plan for these hazards, but will not result in any development. The lands on which future housing is proposed in the Housing Element Update are currently vacant, and will not displace an established community. The future development of housing will be consistent with the City’s General Plan and zoning standards, and is not expected to conflict with any plans or regulations. No impact is expected.

Mitigation Measures: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
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?				X

Sources: Google Earth; City of Twentynine Palms General Plan.

Environmental Setting

The City is not identified as a mineral resource area of significance, although mining has previously occurred in and around the City. The General Plan uses the State mineral resource designations to determine the potential for mineral resources to exist in any given area.

Discussion of Impacts

a)-b) No Impact. The Housing and Safety Element Updates will have no impact on mineral resources, as they are policy documents that will not physically alter any lands in the City. The eventual development of housing under the Housing Element Update will occur on vacant sites which are within the City’s urban core, and are not designated or used for mineral extraction. The Safety Element Update will not result in any changes to mineral resources, as it updates flooding and fire hazard mapping and policies.

Mitigation Measures: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XIII. NOISE - Would the project result in:				
a) Generation of 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?				X
b) Generation of excessive groundborne vibration or groundborne noise levels?				X
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?				X

Sources: Google Earth; City of Twentynine Palms General Plan.

Environmental Setting

The main sources of noise in an urban environment include road traffic, aircraft, railroads, construction, industry, noise in buildings, and consumer products. According to the United States Environmental Protection Agency (US EPA), in any city, the main sources of traffic noise are the motors and exhaust systems of autos, trucks, buses, and motorcycles. Temporary noise sources include landscape maintenance activities, home stereo systems, and barking dogs, which are governed by the provisions of the City Noise Ordinance (Chapter 19.80).

The City has established goals, policies, and programs to limit and reduce the effects of noise intrusion on sensitive land uses and set acceptable noise levels for varying types of land uses in its General Plan. The City uses the Community Noise Equivalent Level (CNEL) to guide acceptable noise levels in the community. The CNEL scale represents an average of noise levels over a 24-hour period, and is weighted for the quieter evening and nighttime periods. The CNEL scale establishes normally acceptable noise levels for single family homes at 50 to 60 dBA, and conditionally acceptable levels at 55 to 70 dBA. For multi-family residences, normally acceptable noise levels are 50 to 65 dBA, and conditionally acceptable levels are 60 to 70 dBA.

Discussion of Impacts

a)-c) No Impact. The Housing and Safety Element Updates are amendments to policy documents and would not generate construction or development. The updates to flood and fire hazard mapping and policy will not impact noise levels in the City, nor do they have potential to create new sources of noise.

As future housing projects are proposed, they will be required to analyze noise issues during the CEQA review and building permit processes. Project-level noise studies may be required by the City to assess impacts from roadway and surrounding development, where necessary. The City may also require acoustical analysis to verify exterior and interior noise standard compliance during building plan check reviews. Should noise levels at future housing sites exceed City standards, mitigation would be required such as noise attenuation walls, setback from roadways, and landscape buffers.

Construction of future housing development will create temporary noise and/or vibration sources. The Municipal Code exempts construction activities from short-term, short-duration noise standards when they are conducted during permitted time frames. The project would be required to comply with the City's Municipal Code construction hours, between 7 a.m. to 7 p.m. excluding Sundays and Federal holidays. From May through September, construction activities are allowed to begin at 6 a.m. As noted, under CEQA review, individual projects will need to assess whether their construction will potentially impact surrounding uses and any sensitive receptors. In the long term, housing development will be required to comply with the operational noise levels established in the Municipal Code related to residential property, and are not expected to cause significant impacts on noise and vibration.

There are two airports in the vicinity of the City, the Twentynine Palms Airport, located east of City limits, and the Marine Corps Air Ground Combat Center airfield, located north of the City limits. Neither airport is located in the vicinity of future housing sites, and although proposed housing in the City will experience some overflights, noise impacts associated with aircraft are not expected to occur at any of the sites.

Mitigation Measures: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING – Would the project:				
a) Induce substantial 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)?				X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Sources: Google Earth; City of Twentynine Palms General Plan.

Environmental Setting

In 2020, the City had an estimated population of 29,258 persons, up from 25,048 on 2010 – a 16.8% increase. The City also has 9,681 housing units, consisting primarily of single-family homes.

Discussion of Impacts

a-b) No Impact. The adoption of the Housing Element Update will have no impact on population and housing. The Element provides goals, policies and programs to facilitate housing development and preserve the existing housing stock, but does not create any immediate need for housing. As population grows in the City, demand for housing will increase and the sites identified for future housing in the land inventory will be developed under the provisions of the General Plan, including the Housing Element and the development code. The Housing Element will not induce growth, insofar as the identified sites are located on existing streets, and utilities and public facilities are available in the immediate area. No new road or utility infrastructure is anticipated other than onsite connections. Because the identified sites are vacant, future housing development would not displace any existing housing or require replacement housing elsewhere. No impact will occur.

The Safety Element Update consists of additions to fire and flood hazard mapping and discussions of hazard management, and will not result in any new development, population or housing.

Mitigation Measures: None required.

Monitoring: None required.

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

Sources: City of Twentynine Palms General Plan; Google Earth Pro 7.3.2.5491; Online Resources; Project materials.

Environmental Setting

Fire Protection

The San Bernardino County Fire Department (SBCoFD) is responsible for fire protection within the City. SBCoFD operates 57 fire stations in 24 cities and covers 19,200 square miles in the County. SBCoFD has a staff of 1,071 County fire personnel and 683 fire suppression personnel available for each 24-hour period. The City’s fire station is Station #44, located at 6560 Adobe Road.

Police Protection

The San Bernardino County Sheriff’s Department is responsible for law enforcement in the City. A total of 14 police personnel are assigned to the City and operate out of the Morongo Basin Station located at 63665 Highway 62 in Joshua Tree, west of the City.

Schools

The City is located within the boundaries of the Morongo Unified School District (MUSD), which provides public school facilities to accommodate students. The MUSD currently operates nineteen schools and programs within its district, which stretches beyond Twentynine Palms to Yucca Valley and Morongo Valley.

Parks

There are a total of four existing parks (i.e. Bucklin Park, Luckie Park, Knott’s Sky Park, and Veteran’s Park) and the proposed Pioneer Park in the City. The City’s other major recreational facilities include Theatre 29, the Senior Community Center, Parks and Recreation Administration Building, and Parks and Recreation Administration Building.

Discussion of Impacts

- a) **No Impact.** The Housing and Safety Element Updates are policy documents and will have no direct impact on public services. The Safety Element Update will more clearly identify flooding and fire hazards, and prevent the location of public facilities in hazard areas in the future.

As future housing projects are proposed, they will be reviewed under CEQA to determine potential impacts on public services. Sites identified for future housing in the land inventory are urban sites located on existing City streets. These sites will be developed under the allowable densities in the General Plan and development code. The City is well served by public services, and thus new development on those sites are least likely to have significant impacts on public services.

The sites identified for future housing are not located in or near a fire hazard zone. As future housing projects are proposed, they will be required to provide emergency access following the Fire Department's requirements.

Future housing development will be required to pay school developer fees in place at the time development occurs to mitigate for any increase in student population.

Future projects will also participate in the City's parkland in-lieu fee program to offset impacts associated with parks generated by new residents.

Mitigation Measures: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XVI. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
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?				X

Sources: Google Earth; City of Twentynine Palms General Plan.

Environmental Setting

The City currently operates Theater 29, Senior Community Center, Parks and Recreation Community Services Building, and Parks and Recreation Administration Building and four existing parks. The City is the gateway to Joshua Tree National Park and surrounded by other natural and historical parks and facilities including the Mojave Trails National Monument.

Discussion of Impacts

a, b) No Impact. The adoption of the Housing and Safety Element Updates will not generate any new development or redevelopment directly. No impact on recreation will occur. Future projects will be reviewed for their potential impacts on recreational resources during the CEQA process. Property tax and activity fees associated with new housing will allow the City to expand programs as the population in the City expands.

Mitigation Measures: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XVII. TRIBAL RESOURCES-- Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is				
a) 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				X
b) 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				X

Source: Twentynine Palms General Plan (2012).

Environmental Setting

As discussed in the Section V, Cultural Resources, the Mojave Desert, including the City of Twentynine Palms have been home to Serrano and Chemehuevi Native Americans for centuries. Today, most Serrano descendants are affiliated with the San Manuel and the Morongo Indian Reservations, while the Chemehuevi are divided among the Chemehuevi, the Colorado River, and the Morongo Reservations.

The City and surrounding areas contain significant cultural resources to the Native American people which are considered non-renewable resources because they provide important information about the past and are of high cultural value to the tribes.

Discussion of Impacts

a, b) No Impact. The adoption of the Housing and Safety Elements Update will have no impact on tribal cultural resources, as it will not generate construction or development directly, nor expand available sites for future development. The City conducted AB 52 and SB 18 consultation and sent out written letters to eight tribes. The City received three responses from the Agua Caliente Band of Cahuilla Indians, Quechan Tribe of the Fort Yuma Reservation and San Manuel Band of Mission Indians, who indicated that they had no concerns regarding the Updates and concluded consultation.

As discussed above, the most notable tribal cultural resources known in the City are south of Highway 62, such as the Oasis of Maara. The sites identified for future housing are all north of Highway 62 and surrounded by existing developments on at least two sides. As future housing projects are proposed, the City will conduct formal government-to-government consultation with local tribes pursuant to AB 52

and/or SB 18. Mitigation will be implemented based on input from tribes, where necessary, to avoid impacts to tribal cultural resources. Standard requirements including the CEQA review process will ensure any potential impacts to tribal cultural resources are identified and addressed at the individual project level.

Mitigation Measures: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XVIII. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				X
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?				X
c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d) Result in inadequate emergency access?				X

Sources: City of Twentynine Palms General Plan; Google Earth; San Bernardino County Transportation Impact Study Guidelines, July 9, 2019; Technical Advisory on Evaluating Transportation Impacts in CEQA, State of California Governor’s Office of Planning and Research, December 2018; Traffic Impact Assessment for Wander Hotel, prepared by NV5 Engineers and Consultants, Inc., September 10, 2021.

Environmental Setting

The City’s Circulation Plan classifies roadways into the following types: 6-Lane Expressway, Arterial, Secondary, and Collector. The General Plan (2012) established a LOS “C” minimum service standard for all new streets within the city. While Caltrans targets between LOS C and LOS D on State Highway facilities, they acknowledge that it may not always be feasible and if an existing State highway is operating at less than the target LOS, the existing LOS should be maintained. Traffic studies conducted in Twentynine Plans have generally assumed that Caltrans’ region-wide goal for an acceptable LOS on all freeways, road segments and intersections is LOS D.

Changes to California Environmental Quality Act (CEQA) Guidelines were adopted in December 2018, which require all lead agencies to adopt VMT as a replacement for automobile delay-based level of service (LOS) as the new measure for identifying transportation impacts for land use projects. This statewide mandate went into effect July 1, 2020. To aid in this transition, the Governor’s Office of Planning and Research (OPR) released a Technical Advisory on Evaluating Transportation Impacts in CEQA (December 2018).

Discussion of Impacts

a)-d) No Impact. The Housing and Safety Element Updates are policy documents that will not generate any development directly or propose any changes to transportation in the City. No impact will occur regarding transportation. The Safety Element Update addresses, in part emergency evacuations, which will not be changed as a result of the Update.

Sites proposed for development under the Housing Element Update occur on existing City streets, in its urban core. As future housing projects are proposed, they will be required to analyze potential traffic impacts and prepare traffic impact studies that include VMT analysis, where necessary. The projects will also be required to meet City standards on roadway improvements, parking, and emergency access either through mitigation under CEQA or conditions of approval. Prior to construction, both the Fire Department and Police Department will review project site plans to ensure safety measures are addressed, including emergency access and geometric design.

The inventory sites are distributed throughout the City, and occur on or near major roadways. Although not all are located adjacent to transit, services available through MBTA will be available to future residents, and bike and pedestrian trails will be located in the vicinity of these sites. The Updates will have no impact on alternative transportation.

Mitigation Measures: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
c) Result in a determination by the wastewater treatment provider that 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?				X
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?				X
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X

Source: Twentynine Palms General Plan; Online Resources; San Bernardino Countywide Plan Draft PEIR, June 2019.

Environmental Setting

Domestic Water (please also see Hydrology and Water Resources)

The City is located within the Twentynine Palms Water District (TPWD) service boundaries for domestic water services. The District's water supply source is 100 percent groundwater produced from District-owned and operated wells. The District maintains nearly 8,000 meter services and 200 miles of pipeline within an 87-square mile area.

Wastewater Treatment

The only Wastewater Treatment Plant (WWTP) in the region is located at the Marine Corps Air Ground Combat Center (MCAGCC). The City, including the project area, does not have a sanitary sewer system and currently operates with septic tanks.

In 2014, the City prepared a Wastewater Master Plan to identify and describe the potential facilities that would be required for a centralized sewer collection system and wastewater treatment plant to replace the septic systems in use. A new centralized system is envisioned to include the City and surrounding unincorporated areas. The City is currently initiating the planning and layout of the sewer system, but sanitary sewage in the City will not be available to the project area in the near term.

Flood Control/Drainages

The San Bernardino County Flood Control District (SBFCD) is responsible for managing regional drainage within and in the vicinity of Twentynine Palms. The City works with SBFCD to manage local drainages in the City, which are divided between well-defined drainage courses (some have been channelized) and areas of wide sheet flow. Development that may alter the direction of flow onsite are conditioned per standard San Bernardino County practices to maintain the existing site drainage patterns at inlets and outlets.

Solid Waste

Burrtec Waste Industries provides solid waste pick up and disposal, as well as recycling services in the City. Solid waste disposal and landfill siting is handled by the County of San Bernardino, Solid Waste Management Division.

Other Utilities

The electrical energy to the City is provided by Southern California Edison (SCE). Natural gas service is provided to the City by Southern California Gas Company (SoCalGas). Telephone service is provided by a number of companies, including both land lines and cellular services.

Discussion of Impacts

a)-e) No Impact. The Housing and Safety Element Updates will not result in any impacts to utilities. The Safety Element Update consists of flood and fire hazard mapping and policy updates, and will not impact utilities, but will assist the City in planning for future utilities and service systems.

The future development of housing under the Housing Element Update will result in the construction of local connections to water lines, as all of the proposed sites are located adjacent to existing water lines. As described above, however, the City has no centralized wastewater treatment system, and future housing projects in higher density zones will be required to install on-site wastewater treatment plants to serve their development. These plants are regulated by the RWQCB, and must be maintained to their standards, thereby eliminating potential impacts. These facilities will be reviewed as they are proposed, and their maintenance made a condition of approval.

TPWD is responsible for domestic water supply in and around the City, and utilizes regional growth projections and the City's General Plan to plan for future growth. The sites identified in the Housing Element Update are planned to develop at densities and intensities consistent with the General Plan, thereby eliminating potential impacts associated with the provision of water when development is proposed.

The City's solid waste disposal service is provided by Burrtec. Trash generated by future housing projects will be hauled to the Twentynine Palms Transfer Station, east of the City, and then transported to Landers Landfill, a regional landfill located

approximately 30 miles northwest of the City. Additional capacity will result from either the expansion of the Landers Landfill or the regional landfill in Barstow, approximately 100 miles north of the City. Twentynine Palms Transfer Station has a permitted throughput of 200 tons per day. Landers Landfill had a remaining capacity of 13,983,500 cubic yards as of 2017 and is estimated to close in 2072. Burrtec and the existing facilities will have sufficient capacity to serve future housing projects. Burrtec is required to meet all local, regional, state and federal standards for solid waste disposal.

Mitigation Measures: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
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?				X

Sources: Twentynine Palms General Plan; Fire and Resources Assessment Program (FRAP) maps, California Department of Forestry and Fire Protection.

Environmental Setting

Wildfires can occur in undeveloped areas and spread to urban areas where the landscape and structures are not designed and maintained to be ignition resistant. A wildland-urban interface (WUI) is an area where urban development is located in proximity to open space or “wildland” areas. Wildland fires may pose a hazard where development is located in a WUI or within close proximity to unmanaged fuels or designated fire severity zones.

The California Department of Forestry and Fire Protection (CalFire) has mapped areas of significant fire hazards in the state through its Fire and Resources Assessment Program (FRAP).

Discussion of Impacts

a)-d) No Impact. The Housing and Safety Element Updates will have no impact on wildfire. The Safety Element has been updated, and added information and mapping on fire hazard and the most recent fire hazard mapping by CalFire. There are no state responsibility area or very high fire hazard severity zone (VHFHSZ) in the City. The sites identified for future housing in the vacant land inventory are not located in or near a state responsibility area or VHFHSZ.

As future housing projects are proposed, they will be required to provide emergency access following the County Fire Department's standard requirements. The City has established emergency evacuation routes for its neighborhoods, to assure that residents can leave their neighborhoods safely.

The Safety Element Update also referred to the City's Local Hazard Mitigation Plan (LHMP) and County Multi-Jurisdictional LHMP approved by FEMA, which provide guidance on hazard mitigation including fire hazards and emergency response in and around the City. No impact is anticipated.

Mitigation Measures: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant w/ Mitigation	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to 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, 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?				X
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)?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

Discussion of Impacts

a-c) No Impact. The adoption of the Housing and Safety Element Updates will not impact the environment. The Updates will not result in new impacts on biological or cultural resources, nor human beings directly or indirectly. Site-specific special studies prepared for future projects will further identify project-specific impacts and provide necessary mitigation to prevent significant impacts on biological and cultural resources.

As required by state law, relevant sections in the Safety Element including fire hazard, flood hazard, climate change and emergency preparedness were updated along with the Housing Element, and both Elements are consistent with each other and the balance of the General Plan.

The sites identified for future housing will be developed under General Plan designations and guidelines, and such development will not impact long term environmental goals. Cumulative impacts of future development have been addressed in the General Plan and its Environmental Impact Report, where necessary, and will also be considered at the project level as projects are proposed under the Housing Element.

Appendix A

AB 52 and SB 18 Tribal Consultation Materials

(Available at City)