

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

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

PROJECT LABEL:

APNs:	0604-051-13	USGS Quad:	
Applicant:	Kazasa Properties, LLC 3786 La Crescenta Ave #201 Glendale, CA 91208	T, R, Section:	
Location	62735 Twentynine Palms Highway	Thomas Bros	
Project No:	PROJ-2022-00143	Community:	Joshua Tree
Rep	Aram Asatryan Kazanchyan Design, (Lic. C-34021) Booming Capital (CSLB Lic. 1086799)	Zone:	(CS) Service Commercial
Proposal:	30,000 square feet, Self-Storage Facility	Overlays:	

PROJECT CONTACT INFORMATION:

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

Contact person: Elena Barragan, Planner
Phone No: (909) 387-4738 **Fax No:** (909) 387-3223
E-mail: Elena.barragan@lus.sbcounty.gov

PROJECT DESCRIPTION:

Summary

Kazasa Properties LLC (Project Applicant) is requesting approval of a Minor Use Permit (MUP) to allow for the construction and operation of a one-story, 30,195 square-foot self-storage facility on a 2.3-acre site located in the unincorporated community of Joshua Tree, San Bernardino County. The property address is 62735 Twentynine Palms Highway, approximately 200 feet west of the highway’s intersection with Neptune Ave. (see Figures 1 and 2). All storage units will be enclosed within six one-story buildings at a maximum height of 13 feet, (see Figure 3). The self-storage facility will include 495 square-feet of office space.

The floor area ratio (FAR) required is 0.3:1 and the Project proposes a FAR of 0.3:1. Hours of operation would be between 7:00 am to 7:00 pm, 5 days per week and the operation would require two full-time employees. The parking analysis shows four required parking stalls; the Proposed Project includes three (3) standard and one (1) accessible vehicle parking spaces. Cut and fill material would be balanced on-site. The lot coverage will be approximately 80 percent, landscape area will be 16.7 percent.

The development of a self-storage facility would be beneficial for Joshua Tree, California in several ways:

1. Offering Flexible Storage Options: The community of Joshua Tree has limited self-storage options. Existing self-storage facilities within a 5-mile radius have wait lists and limited storage options. The Proposed Project would offer a range of unit sizes and rental terms, allowing individuals to select a storage option that best meets their needs and budget. This can help to ensure that storage is accessible and affordable for a wide range of individuals within the community. Furthermore, the Proposed Project would provide much-needed storage space for small businesses in the area, such as artists, personal trainers, engineers, landscapers, local restaurants and online retailers. This can help support local business development and contribute to the local economy.

2. Enhancing Aesthetics: The Proposed Project is a well-designed, low profile and visually appealing self-storage facility which can enhance the aesthetics of Joshua Tree and contribute to a sense of place. Joshua Tree is known for its rugged, desert landscape, and buildings that blend in with the natural environment can be a good fit for the area. The Proposed Project includes buildings that have simple, boxy shapes that reflect the minimalist aesthetic of Joshua Tree. Straight lines, and clean angles can create a modern, understated look that fits well with the desert landscape. With the help of local artists and the incorporation of rusty metal art, the Proposed Project would create a rustic, earthy feel that complements the desert surroundings.

3. Supporting Tourism: Joshua Tree is a popular tourist destination, known for its natural beauty and outdoor recreation opportunities. The Proposed Project would provide a secure location for visitors to store their equipment, such as camping gear, bikes, and climbing equipment, while they explore the area.

4. Low-impact land: The Proposed Project is a 30,195 square foot, 1 story self-storage facility. Self-storage facilities typically don't have significant environmental impacts. Compared to other types of land uses, such as industrial or commercial uses, self-storage facilities generally generate lower levels of traffic, noise, and air pollution. In addition, self-storage facilities can provide a beneficial land use for vacant or underutilized parcels of land in communities that are underserved, such as Joshua Tree. Through self-storage, the community can avoid the environmental impacts associated with other land uses that may have a higher potential for negative impacts, such as industrial or commercial development.

5. Supporting Disaster Preparedness: Joshua Tree is located in an area prone to natural disasters, such as wildfires and earthquakes. The Proposed Project can provide a secure location to store emergency supplies and equipment in the event of a disaster.

Surrounding Land Uses and Setting

The Project Site is described as Assessor's Parcel Number 0604-051-13 and is located at 62735 Twentynine Palms Highway, Joshua Tree. The Project Site is currently vacant. Surrounding land uses and Countywide General Plan Land Use Zoning Districts are shown in Table I.

Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	Land Use Zoning District
Project Site	Undeveloped and Vacant	(CS) Service Commercial
North	Undeveloped and Vacant	(CS) Service Commercial
South	Undeveloped and Vacant	(RL) Rural Living
East	Undeveloped and Vacant	(CS) Service Commercial
West	Undeveloped and Vacant	(CS) Service Commercial

Project Site Location, Existing Site Land Uses and Conditions

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

Federal: None.

State of California: Caltrans Encroachment Permit SR-62.

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

Regional: Mojave Desert Air Quality Management District.

Local: None

Site Photographs

View from Twentynine Palms Highway looking south at property.



Figure 1 Regional Location

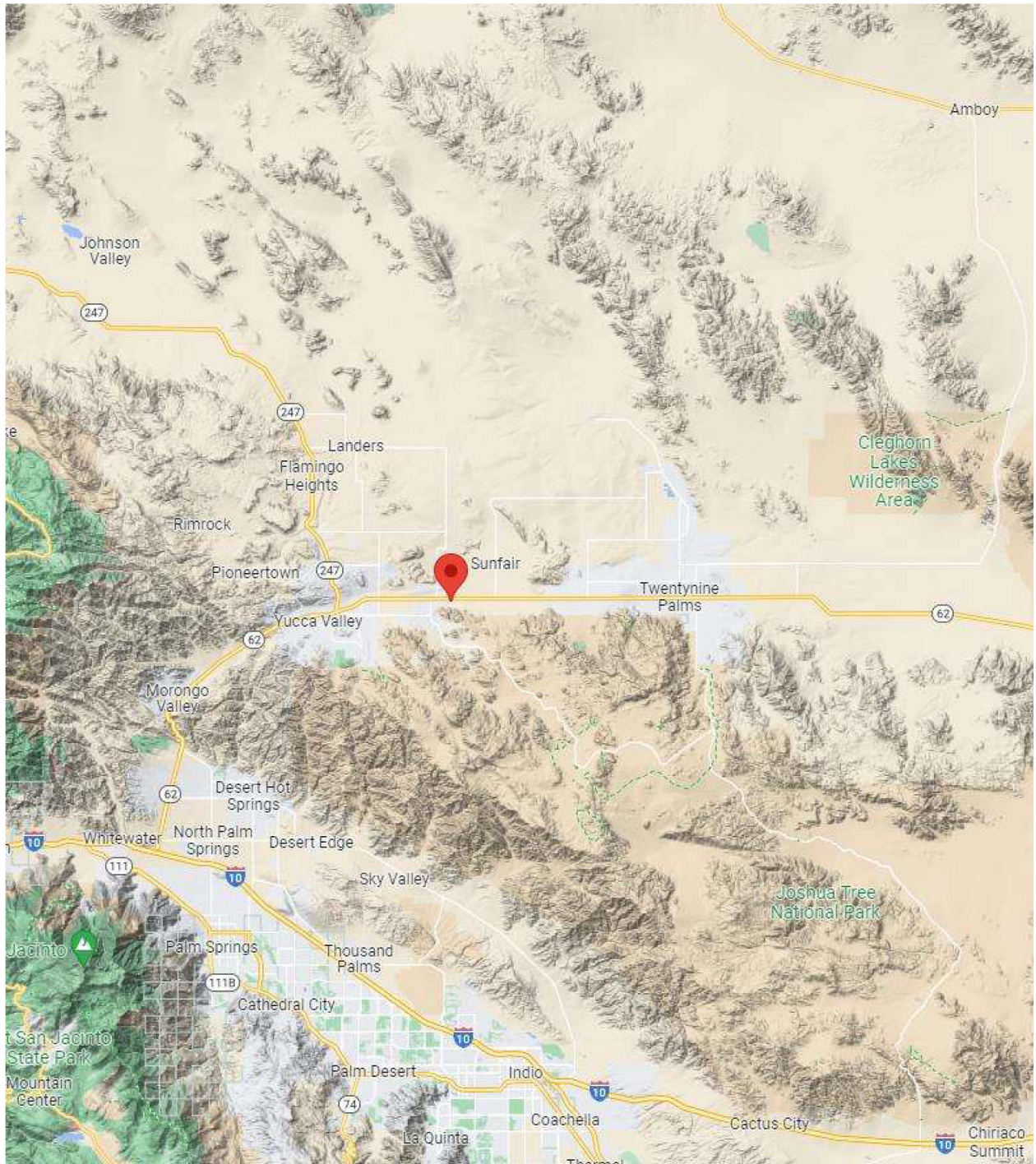
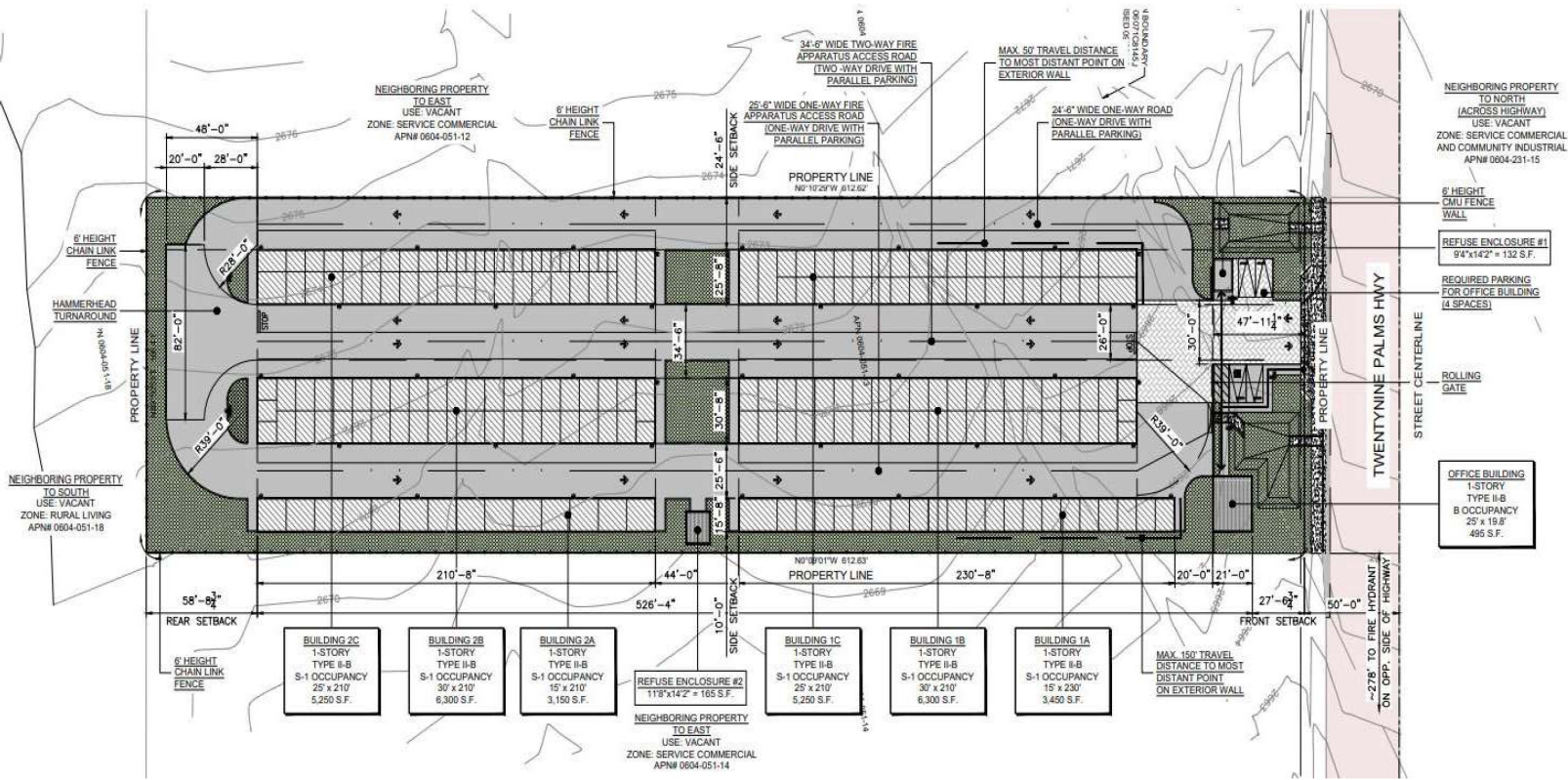


Figure 2 Project Vicinity Map



Figure 3 Site Plan



CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

On December 28, 2022, the County of San Bernardino mailed notification pursuant to Assembly Bill-52 to the following tribes: Fort Mohave, Colorado River Indian Tribes, Twenty-Nine Palms Band of Mission Indians, Morongo Band of Mission Indians, San Manuel Band of Mission Indians, Soboba Band of Luiseno Indians, Gabrieleno Band of Mission Indians - Kizh Nation, and Gabrieleno Band of Mission Indians - Tongva Nation. To-date, the County has not received any requests for consultation.

EVALUATION FORMAT

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

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact
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Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

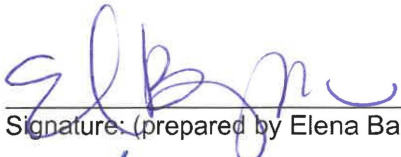
The environmental factors checked below will be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

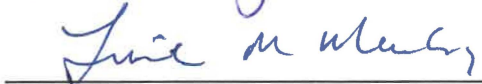
DETERMINATION: (To be completed by the Lead Agency)

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

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


 Signature: (prepared by Elena Barragan , Planner)

11/01/2023
 Date


 Signature: (Linda Mawby, Supervising Planner)

11/2/2023
 Date

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: (Check if project is located within the view-shed of any Scenic Route listed in the General Plan):
San Bernardino General Plan, 2007; Submitted Project Materials

- a) The Project Site is located within the unincorporated community of Joshua Tree, San Bernardino County. The Proposed Project includes the construction and operation of a self-storage facility on a 2.3-acre vacant parcel, which is conditionally permitted within the (CS) Service Commercial zoning designation. Table I shows the zoning designation of the adjacent lots to the Project Site. With the approval of a MUP, the Proposed Project would be consistent with the countywide policy plan and applicable land use plans.

The Proposed Project would be designed per the California Building Code (CBC) and would be subject to county verification and approval. Compliance with CBC and county approval would ensure that the design of the Proposed Project would be meeting all applicable building standards and requirements.

Existing Land Use and Land Use Category			
Location	Existing Land Use	Land Use Category	Zoning
Project Site	Undeveloped and Vacant	(CS) Service Commercial	(CS) Service Commercial
East	Undeveloped and Vacant	(CS) Service Commercial	(CS) Service Commercial
West	Undeveloped and Vacant	(CS) Service Commercial	(CS) Service Commercial
North	Undeveloped and Vacant	(CS) Service Commercial	(CS) Service Commercial
South	Undeveloped and Vacant	Residential	(RL) Rural Living

The San Bernardino Countywide Plan (General Plan) Policy NR-4.1 identifies scenic vistas and natural features as prominent hillsides, ridgelines, dominant landforms, and reservoirs, which do not exist within the immediate project area.¹ Distant mountains exist, but no unique features exist on site or within the immediate vicinity of the Project Site.

The Proposed Project Site falls on an eligible state scenic highway 62.² The total parcel frontage of the proposed site is 166.67 feet, of which 80 feet would be building frontage (less than 50%). Table II shows the zoning requirements for the Project Site as well as the actual measurements being proposed. As shown in Table II, the widest and tallest building (Building 1B), will be 30.66 feet and 13 feet respectively; and it will be 86.5 feet away from the property line (98.5 feet from roadway). The other two buildings with visible frontage from highway 62 (Office Building and Building 1C) would be smaller in width and less than 13 feet in height.

Service Commercial Zoning Requirements			
	Office Building	Building 1B	Building 1C
Actual Building Height	< 13 feet	13 feet	< 13 feet
<i>Maximum Height Allowed</i>	<i>35 feet</i>	<i>35 feet</i>	<i>35 feet</i>
Actual Property Line Setback	25.5 feet	86.5 feet	86.5 feet
<i>Required Property Line Setback</i>	<i>25 feet</i>	<i>25 feet</i>	<i>25 feet</i>
Actual Setback from edge of roadway	37.5 feet	98.5 feet	98.5 feet
Actual Building Width	26 feet	30.66 feet	25.66 feet

¹ San Bernardino Countywide Plan, NR-4.1 “Scenic Resources.”
<https://countywideplan.com/policy-plan/natural-resources/>

² San Bernardino Countywide Plan, Policy Map NR-3 Scenic Routes & Highways
<https://countywideplan.com/wp-content/uploads/sites/68/2021/02/NR-3-Scenic-Routes-Highways-201027.pdf>

Based on the preceding, impacts would be less than significant because the Proposed Project is relatively low-lying in design, the project is surrounded predominantly by vacant lots and building frontage would be an insignificant percent of the overall open views.

Less than Significant Impact

- b) The Project Site is adjacent to State Route 62 which is listed as an eligible state scenic highway;³ however, natural resources do not exist within the immediate project area. Distant mountains exist, but no unique features exist on site or within the immediate vicinity of the Project Site. Per the Biological Resources Assessment Report prepared by Jennings Environmental, LLC dated October, 2022, the vegetation on site consists of mixture of *Larrea tridentata* – *Ambrosia Dumosa* Shrubland Alliance and ruderal/non-native vegetation. The Project Site is undeveloped and vacant, and there are no Joshua Trees or other protected species present.

Less than Significant Impact

- c) The Project Site is located in a non-urbanized area within the East Desert Region of San Bernardino County. The site is visible from State Route 62, which is an eligible state scenic highway. The Proposed Project is the development of a self-storage facility on a 2.3-acre lot. The location of the buildings proposed that are visible from State Route 62 have a setback of at least 37.5 feet from the roadway. Under the (CS) Service Commercial zone, all structures proposed for development must be a minimum of 25 feet away from the property line and cannot exceed a height of 35 feet. Compliance with the setback and height limits will minimize potential obstruction of views of the desert and distant mountains. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less than Significant Impact

- d) According to the San Bernardino County Light Trespass Ordinance, outdoor lighting must be fully shielded to preclude light pollution or light trespass on an abutting residential land use zoning district, a residential parcel or public right-of-way.⁴ The Proposed Project involves the construction and operation of a 30,195 1-story, drive-up self-storage facility for the storage of household goods. The Proposed Project does not include any elements or features that would create substantial new sources of glare. The Proposed Project would include nighttime security lighting primarily along the perimeter of the buildings. The proposed lighting, however, would be shielded from adjacent properties and would be on motion sensors that shut off after five minutes of activation, therefore would not substantially change existing ambient nighttime lighting conditions. In addition, the San Bernardino Development Code also identifies specific requirements related to Dark Sky Curfew for those areas in the Mountain and Desert

³ San Bernardino Countywide Plan, NR-4.1 “Scenic Resources.”
<https://countywideplan.com/policy-plan/natural-resources/>

⁴ San Bernardino County, Light Trespass Ordinance
<https://sanbernardino.legistar.com/View.ashx?M=F&ID=10335404&GUID=582F1CB6-A697-4DA5-A9BF-6141CCCB2C44>

Regions. Furthermore, the Proposed Project will be designed to adhere to all outdoor lighting regulations for the Project Site, and demonstration of compliance will be required prior to issuance of a building permit. Therefore, impacts related to light and glare would be less than significant, and no mitigation is required.

Less Than Significant Impact

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

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

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

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

San Bernardino County General Plan, 2007; California Department of Conservation Farmland Mapping and Monitoring Program; Submitted Project Materials

- a) The California Department of Conservation's (CDC) Farmland Mapping and Monitoring Program (FMMP) identifies and maps significant farmland. Farmland is classified using a system of five categories including Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance or Potential, and Grazing Land. The classification of farmland is determined by a soil survey conducted by the Natural Resources Conservation Service (NRCS) which analyzes the suitability of soils for agricultural production. According to the California Department of Conservation's (CDC) California Important Farmland Finder, there is no mapped important farmland in the East Desert Region.⁵ Furthermore, according to the Countywide Plan Policy Map NR-5 Agricultural Resources, no portion of the Project Site is designated as farmland, unique farmland, or farmland of statewide importance.⁶ As such, no impacts would occur, and no mitigation is required.

No Impact

- b) The Project Site is not under, or adjacent to any lands under a Williamson Act Contract. The parcel has a current zoning of (CS) Service Commercial; thus, with the approval of the MUP, the Proposed Project would be consistent with the Countywide Policy Plan and would not conflict with existing zoning for agricultural uses or a Williamson Act Contract. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact.

- c) The Project Site is currently zoned (CS) Service Commercial and located in the East Desert region of San Bernardino without any forests. Implementation of the Proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned for Timberland Production. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact.

⁵ California Department of Conservation's (CDC) California Important Farmland Finder <https://maps.conservation.ca.gov/DLRP/CIFF/>

⁶ San Bernardino Countywide Plan, Policy Map NR-5 Agricultural Resources <https://countywideplan.com/wp-content/uploads/sites/68/2021/02/NR-5-Agricultural-Resources-201027.pdf>

- d) The Project Site is currently zoned (CS) Service Commercial. Neither the Project Site nor nearby properties are currently zoned or utilized for agricultural or forestry uses. The Project Site is not classified in any “Farmland” category designated by the State of California. As such, no impacts would occur, and no mitigation is required.

No Impact.

- e) The Project Site is currently zoned (CS) Service Commercial. Neither the Project Site nor nearby properties are currently zoned or utilized for agricultural or forestry uses. The Project Site is not classified in any “Farmland” category designated by the State of California. As such, no impacts would occur, and no mitigation is required.

No Impact.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management district or air pollution control district might be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

San Bernardino County General Plan, 2007; Submitted Project Materials

- a) Air emissions from the Proposed Project are subject to federal, State and local rules and regulations implemented through provisions of the federal Clean Air Act, California Clean Air Act, and the rules and regulations of the California Air Resources Board (CARB) and Mojave Desert Air Quality Management District (MDAQMD). Air quality management districts with air basins not in attainment of the air quality standards are required to prepare

an Air Quality Management Plan (AQMP). An AQMP establishes an area specific program to control existing and proposed sources of air emissions so that the air quality standards may be attained by an applicable target date.

The Project Site is located in the Mojave Desert Air Basin (MDAB). The MDAQMD includes the desert portion of the San Bernardino County. The MDAQMD is responsible for controlling emissions primarily from stationary sources within the MDAB and also maintains air quality monitoring stations to document historical and current levels of air quality within the District. The MDAQMD is also responsible for developing, updating, and implementing the Ozone Attainment Plan (MDAQMD 2004) which establishes a plan to implement, maintain, and enforce a program of emission control measures to attain and maintain the federal ozone air quality standards. Attainment plans prepared by the various air pollution control districts throughout the state are used to develop the State Implementation Plan (SIP) for the State of California.

The Proposed Project is located within the MDAQMD and, thus, is subject to the rules and regulations of the MDAQMD. The MDAQMD and Southern California Association of Governments (SCAG) are responsible for formulating and implementing the air quality attainment plan (AQAP) for the Basin. According to the MDAQMD, a project is 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. The Project Site is located within an unincorporated area of San Bernardino County. The Proposed Project includes the construction and operation of a storage facility on a 2.3-acre vacant parcel, which is conditionally permitted within the CS (Service Commercial) zoning designation. Subject to a MUP, the Proposed Project would be consistent with the zoning designation of the Project Site; therefore, zoning emissions would be accounted for in the Countywide Plan and the AQMP. The AQMP accounts for the buildout of General Plan areas with specific designated land uses.⁷ Therefore, the Proposed Project does not conflict with the applicable air quality management plan. Furthermore, as shown by the results of the analysis (discussed in section B), the project's emissions do not exceed any MDAQMD thresholds during either short-term construction or long-term operations of the Proposed Project. Therefore, the Proposed Project is not anticipated to exceed the Attainment Plan assumptions for the Project Site.

Less than Significant Impact

- b) Construction and operational emissions were screened using CalEEMod Version 2022.1.1.7 Criteria pollutants screened include volatile organic compounds (VOC), Nitrogen oxides (NOx), Carbon monoxide (CO), Sulfur dioxide (SO₂), suspended particulates (PM₁₀) and particulate matter (PM_{2.5}).

⁷ <http://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan/2022-aqmp-residential-and-commercial-buildings-working-group>

Construction Emissions

The latest version of CalEEMod was used to estimate the onsite and offsite construction emissions. Since the Proposed Project is a 30,195 square foot one story self-storage facility in the CS, Service Commercial Zoning District, and the proposed land use falls under, “Industry, Manufacturing and Processing, Wholesaling”, the General Light Industrial land use was utilized in the CalEEMod modeling.

The CalEEMod model is based on the current Site Plan with a disturbance area of 102,025 square feet. The total disturbed area analyzed includes approximately 30,195 square-foot of associated structures. At the time the modeling as conducted, the Proposed Project was anticipated to be operational in and construction was estimated to start no sooner than Winter 2023 and be completed by Winter Fall 2024. These time frames were inputted into the model. The phases of the construction activities which were analyzed are: 1) grading, 2) building, 3) paving, and 4) architectural coating (see Table III).

Table III
Construction Emissions
(pounds/day)

Construction Phase	Pollutant Emissions (pounds/day)					
	ROG	NOX	CO	SO2	PM10	PM2.5
Grading	0.854	7.832	8.146	0.011	0.365	0.336
Building Construction	0.205	1.426	2.78	0.003	0.07	0.065
Paving	0.483	3.797	5.791	0.007	0.171	0.157
Architectural Coating	27.97	0.921	1.374	0.002	0.032	0.029
Highest Value (lbs./day)	27.97	7.832	8.146	0.011	0.365	0.336
MDAQMD Thresholds	137	137	548	137	82	65
Significant	NO	NO	NO	NO	NO	NO

CalEEMod Version 2022.1.1.7

Phases do not overlap and represent the highest concentration.

The construction emissions for the Proposed Project would not exceed MDAQMD’s daily emissions thresholds as demonstrated in Table III, and therefore impacts would be considered less than significant.

Operational Emissions

Operational or long-term emissions would occur over the life of the Proposed Project. Emissions would occur from mobile sources and area sources such as the consumption of natural gas for heating, from landscaping emissions, and consumer product usage. The operational emissions were estimated using the latest version of CalEEMod. The operating emissions were based on year 2024, which is the anticipated opening year for the project. The summer and winter emissions created by the Proposed Project’s long-term operations

were calculated and the highest emissions from either summer or winter are summarized in Table IV.

Table IV
Operational Emissions
(tons/year)

Source	Pollutant Emissions (pounds/day)					
	ROG	NOX	CO	SO2	PM10	PM2.5
Area	0.14	0	0.12	0	0	0
Energy	0	0.06	0.05	0	0	0
Mobile	0.19	0.41	2.74	0.01	0.01	0.01
Totals Emissions	0.33	0.47	2.91	0.01	0.01	0.01
MDAQMD Thresholds	25	25	100	25	15	12
Significant	NO	NO	NO	NO	NO	NO

CalEEMod Version 2022.1.1.7

As presented in Tables III and IV, the Proposed Project would not exceed MDAQMD thresholds. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less than Significant Impact

- c) A significant impact would occur if the Proposed Project were to expose sensitive receptors to pollutant concentrations. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, childcare centers, and athletic facilities. The Project Site is surrounded by, commercial, and residential uses. The Proposed Project is subject to grading and construction standards to mitigate air pollution and dust impacts. Additionally, the project is not expected to contribute to pollutant concentrations or expose surrounding residences and other sensitive receptors to substantial pollutant concentrations.⁸ The Proposed Project by default is required to incorporate the emissions Rule 403.2 during construction, as well as the County’s requirements for grading, and construction related to air pollution. Therefore, construction and operation of the project would result in a less than significant impact for both localized and regional air pollution emissions and no mitigation is required.

Less than Significant Impact

⁸ Those who are sensitive to air pollution include children, the elderly, and persons with preexisting respiratory or cardiovascular illness. For purposes of CEQA, the SCAQMD considers a sensitive receptor to be a location where a sensitive individual could remain for 24 hours, such as residences, hospitals, or convalescent facilities. Commercial and industrial facilities are not included in the definition because employees do not typically remain on-site for 24 hours.

- d) Potential sources that may emit odors during construction activities include equipment exhaust and architectural coatings. The objectionable odors that may be produced during the construction process would be short-term in nature and the odor emissions are expected to cease upon the drying or hardening of the odor-producing materials. Diesel exhaust and Volatile Organic Compounds would be emitted during construction of the project, which are objectionable to some; however, emissions would disperse rapidly from the Project Site and therefore should not reach an objectionable level at the nearest sensitive receptors.

Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the Proposed Project. Potential sources that may emit odors during the on-going operations of the Proposed Project would include odor emissions from vehicular emissions, and trash storage areas. These odor sources would not be significant as they would be of short duration and temporary. According to the SCAQMD CEQA Air Quality Handbook, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies and fiberglass molding.⁹ As the Proposed Project is a self-storage facility for common household goods, no significant impact related to odors would occur during the on-going operations of the Proposed Project. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less than Significant Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

⁹ <https://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook>

policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

- | | | | | | |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| c) | Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) | Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) | Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

San Bernardino County General Plan, 2007; Submitted Project Materials; Add in Studies here

- a) Per the Biological Resources Assessment Report prepared by Jennings Environmental, LLC, dated October, 2022, no State and/or federally listed threatened or endangered species are documented/or expected to occur within the Project Site.¹⁰ Additionally, no plant species with the California Rare Plant Rank (CRPR) of 1 or 2 were observed on-site or documented to occur on-site in the relevant databases. No other sensitive species were observed within the project area or buffer area. Based on the habitat suitability of the site for desert tortoise, it is recommended that a pre-construction survey be conducted for this species as per Mitigation Measure BIO – 1. In addition, since there is some habitat within the Project Site and adjacent area that is suitable for nesting birds in general, Mitigation Measure BIO – 2 should be implemented. Implementation of the recommended mitigation measures for desert tortoise and nesting bird surveys would reduce the potential for project impacts to these species. Impacts would be less than significant with mitigation incorporated and no further analysis is needed.

¹⁰ Biological Study

Mitigation Measure BIO – 1

A pre-construction surveys be conducted for desert tortoise, prior to any ground disturbance. Surveys should be conducted using the 2018 survey protocol for this species.

Mitigation Measure BIO – 2

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

Less than Significant with Mitigation

- b) A significant impact would occur if any riparian habitat or natural community would be lost or destroyed as a result of urban development. Per the Biological Resources Assessment Report prepared by Jennings Environmental, LLC dated October, 2022, no State and/or federally listed threatened or endangered species are documented or expected to occur within the Project Site. With implementation of Mitigation Measures BIO-1 and BIO-2, impacts are less than significant. There are no surface waters on site or any riparian habitat or other sensitive natural community located on the Project Site. Therefore, the Proposed Project would not have any effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or the United States Fish and Wildlife Services, and no impacts would occur, and no mitigation is required.

No Impact

- c) A significant impact would occur if federally protect wetlands would be modified or removed by a project. Per the Biological Resources Assessment Report prepared by Jennings Environmental, LLC dated October, 2022, the Project Site does not contain any streams, channels, washes, or swales that meet the definitions of Section 1600 of the State of California Fish and Game Code (FGC) under the jurisdiction of the CDFW, Section 401 (“Waters of the State”) of the Clean Water Act (CWA) under the jurisdiction of the Regional Water Quality Control Board (RWQCB), or “Waters of the United States” (WoUS) as defined by Section 404 of the CWA under the jurisdiction of the U.S. Army Corps of Engineers (Corps). Since no state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) exist on the Project Site, there is no Impact.

No Impact

- d) A significant impact would occur if the Proposed Project would interfere with, or remove access to, a migratory wildlife corridor or impede use of native wildlife nursery sites. Per the Biological Resources Assessment Report prepared by Jennings Environmental, LLC dated October, 2022, there have been no reported occurrences of special-status wildlife species on or adjacent to the Project Site. Although the site is within a mapped wildlife linkage, the Proposed Project will have a less than significant impact to it as the remainder of the linkage is largely undeveloped and wildlife will have access to the remainder of the linkage. Therefore, the Proposed Project will not substantially interfere with the movement of wildlife within the linkage. The Project Site is suitable for nesting birds in general, therefore Mitigation Measure BIO – 2 should be implemented. Furthermore, based on the habitat suitability of the site for desert tortoise, it is recommended that a pre-construction survey be conducted for this species as per Mitigation Measure BIO – 1.

Less Than Significant Impact with Mitigation

- e) Per the Biological Resources Assessment Report prepared by Jennings Environmental, LLC dated October, 2022, the vegetation on-site consists of mixture of *Larrea tridentata* - *Ambrosia Dumosa* Shrubland Alliance (Creosote Bush – white bursage Scrub) and ruderal/non-native vegetation. The site is mostly undisturbed except for some vehicle tracks that transect the parcel in various places. A complete list of all plants observed is provided in Table 1 of Appendix D in the Biological Resources Assessment Report.

The removal of plants would be subject to Section 88.01.060 of the San Bernardino County Development Code which contains regulations for the removal or harvesting of specified desert native plants in order to preserve and protect the plants and to provide for the conservation and wise use of desert resources. The provisions are intended to augment and coordinate with the Desert Native Plants Act (Food and Agricultural Code §§ 80001 et seq.) and the efforts of the State Department of Food and Agriculture to implement and enforce the Act. Mandatory compliance with standard regulatory requirements would preclude any potentially significant impacts caused by conflict with local policies or ordinances protecting trees.

Less Than Significant Impact

- f) The Project Site does not occur within the planning area of an adopted Habitat Conservation Plan, Natural Community Plan, or any other approved local, regional, or State habitat conservation plan as identified in the California Department of Fish and Wildlife's California Natural Community Conservation Plans Map (April 2019).¹¹ Per the Biological Resources Assessment Report prepared by Jennings Environmental, LLC dated October, 2022, the Project Site, is not mapped within an area for wildlife movement according to the California Essential Habitat Connectivity Project. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

¹¹ California Natural Community Conservation Plans Map
<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>

No Impact.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
V. CULTURAL RESOURCES - Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Bernardino County General Plan, 2007; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Submitted Project Materials

- a)
- b) A Phase I Historical/Archaeological Resources Survey Report, dated January 3, 2022, was prepared for the Proposed Project by CRM TECH.¹² The purpose of the study is to provide the County with the necessary information and analysis to determine whether the Proposed Project would cause substantial adverse changes to any “historical resources,” as defined by CEQA, that may exist in or around the Project Site. In order to identify such resources, CRM TECH conducted a historical/archaeological resources records search, pursued historical background research, contacted Native American representatives, and carried out a systematic field survey. Per the report, no potential “historical resources” were previously recorded within the project area, and none were found during the present survey. In addition, Native American input during this study did not identify any sites of traditional cultural value in the vicinity, and no notable cultural features were known to be present in the project area throughout the historic period. Therefore, CRM TECH concluded that the Proposed Project would not impact known historical resources. Based on the preceding, the potential for the Proposed Project to

¹² Phase I Historical/Archaeological Resources Survey Report

cause a substantial adverse change in the significance of a historical or archeological resource pursuant to §15064.5 is considered less than significant.

Less Than Significant Impact

- c) A significant impact would occur if previously interred human remains would be disturbed during excavation activities associated with project construction. No human remains are expected to be located on the Project Site; however, if human remains are discovered during grading or construction mitigation CR-1 is recommended. Therefore, impacts will be less than significant with mitigation CR-1 incorporated.

Mitigation Measure CR-1

If any buried cultural materials are encountered during earth-moving operations associated with the project, all work within 50 feet of the discovery should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

Less Than Significant Impact with Mitigation

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: San Bernardino County General Plan, 2007; Submitted Materials

- a) The Proposed Project would require construction activities including, but not limited to, cut-and-fill activities, grading, utility relocations, and concrete foundations to accommodate the steel self-storage buildings. Construction energy consumption would result primarily from transportation fuels used for haul trucks, heavy-duty construction equipment, and construction workers traveling to and from the Project Site. Operation of the Proposed Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources as the Proposed Project is a self-storage facility and would require only 2 employees from the local labor pool. The energy required to operate the facility would be limited to lighting, cameras, gates and office use during business hours. The Proposed Project would be designed to comply with the State Building Energy Efficiency Standards (Title 24). The County of San Bernardino would

review and verify that the Proposed Project plans would be in compliance with the most current version of the Building and Energy Efficiency Standards. The Proposed Project would also be required adhere to “CALGreen,” which establishes planning and design standards for sustainable developments and energy efficiency. The Proposed Project would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- b) The Proposed Project would be designed to comply with the County of San Bernardino Greenhouse Gas Emissions Reduction Plan, and the State Building Energy Efficiency Standards (Title 24). Furthermore, the Proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted to reduce Greenhouse Gas emissions. The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are recommended.

Less Than Significant Impact

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

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
VII.	GEOLOGY AND SOILS - Would the project:				

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

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION: (Check if project is located in the Geologic Hazards Overlay District): **San Bernardino County General Plan, 2007; Submitted Project Materials**

San Bernardino County General Plan, 2007; Submitted Project Materials

- a) i) A significant impact would occur if the Proposed Project would cause personal injury or death, or result in property damage as a result of a fault rupture occurring on the Project Site and if the Project Site is located within a State designated Alquist-Priolo Fault Zone or other designated fault zone. Per the Department of Conservation Fault Activity Map of California, the Project Site is not located within an Alquist-Priolo Earthquake Fault Zone.¹³ Furthermore, the Project Site does not fall within a county fault hazard zone according to the Countywide Plan Policy Map HZ-1 Earthquake Fault Zones.¹⁴ As there are no faults located on the Project Site, there is no potential for the Proposed Project to expose people or structures to adverse effects related to ground rupture. Therefore, there is no impact.
- No Impact**

¹³ Department of Conservation Fault Activity Map of California
<http://maps.conservation.ca.gov/cgs/fam/>

¹⁴ Countywide Plan Policy Map HZ-1 Earthquake Fault Zones
<https://countywideplan.com/wp-content/uploads/sites/68/2021/02/HZ-1-Earthquake-Fault-Zones-201027.pdf>

ii) Ground shaking resulting from earthquakes associated with nearby and more distant faults may occur at the Project Site. Proposed structures would incorporate measures to accommodate projected seismic ground shaking in accordance with the California Building Code (CBC) and local building regulations. The CBC is designed to preclude significant adverse effects associated with strong seismic ground shaking. Compliance would ensure that the Proposed Project would not expose people or structures to substantial adverse effects, including loss, injury or death, involving seismic ground shaking. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

iii) Liquefaction is a process in which cohesion-less, saturated, fine-grained sand and silt soils lose shear strength due to ground shaking and behave as fluid. Areas overlying groundwater within 30 to 50 feet of the surface are considered susceptible to liquefaction hazards. Ground failure associated with liquefaction can result in severe damage to structures. The Project Site is not located in an area susceptible to liquefaction.¹⁵ Therefore, no significant impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

iv) Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. The Project Site is not located within an area susceptible to landslides. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

- b) Construction of Proposed Project would result in ground surface disturbance during site clearance, excavation, and grading, which could create the potential for soil erosion to occur. Implementation of the Proposed Project would disturb more than one-acre of soil. Therefore, the Proposed Project is subject to requirements of the State Water Resources Control Boards General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion. Adherence to BMPs would ensure that the Proposed Project does not result in substantial soil erosion or the loss of topsoil. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

- c) A significant impact would occur if any unstable geological conditions would result in any type of geological failure, including lateral spreading, off-site landslides,

¹⁵ Countywide Plan Policy Map HZ-2 Liquefaction & Landslide Hazards
<https://countywideplan.com/wp-content/uploads/sites/68/2021/02/HZ-2-Liquefaction-Landslide-Hazards-Valley-Mountain-201027.pdf>

liquefaction, or collapse. The Project Site is not located in an area susceptible to liquefaction or landslides. Therefore, the Proposed Project would not have the potential to expose people and structures to seismic-related ground failure, including liquefaction and landslide. Subsidence and ground collapse generally occur in areas with active groundwater withdrawal or petroleum production. The extraction of groundwater or petroleum from sedimentary source rocks can cause the permanent collapse of the pore space previously occupied by the removed fluid. The Project Site is not identified as being located in an oil field or within an oil drilling area. The Proposed Project would be required to implement standard construction practices that would ensure that the integrity of the Project Site and the proposed structures are maintained. The design of any structures on-site would incorporate measures to accommodate projected seismic ground shaking in accordance with the California Building Code (CBC) and subject to County approval. Compliance with CBC and County approval would ensure that the Proposed Project would not expose people or structures to substantial adverse effects associated with lateral spreading. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- d) A significant impact would occur if the Proposed Project would be built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thus, posing a hazard to life and property. Expansive soils have relatively high clay mineral and expand with the addition of water and shrink when dried, which can cause damage to overlying structures. Although the specific soils type has not been identified, sandy and gravelly soils do not typically contain significant levels of clay that could adversely affect building footings. The Proposed Project would be required to comply with the most recent CBC requirements, which have been developed to property safeguard structures and occupants from land stability hazards, such as expansive soils. Therefore, impacts related to expansive soils would be less than significant.

Less Than Significant Impact

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

Less Than Significant Impact

- f) A significant impact could occur if grading or excavation activities associated with the Project were to disturb unique paleontological resources or unique geologic features that presently exist within the Project Site. A Phase I Historical/Archaeological Resources Survey Report, dated January, 2022, was prepared for the Proposed Project by CRM TECH. Per the report, no potential "historical resources" were previously recorded within the project area, and none were found during the present survey. In addition, no historical or archaeological resource is anticipated to occur on the Project

Site; however, if any buried cultural materials are encountered during earth-moving operations associated with the project, all work within 50 feet of the discovery should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds (Mitigation Measure CR-1.)

Less Than Significant Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

***SUBSTANTIATION:
 San Bernardino County General Plan, 2007; Submitted Project Materials***

- a)
- b) Both construction and operation of the project will generate greenhouse gas (GHG) emissions. Construction emissions will be generated by a variety of sources, including the operation of construction equipment and energy usage. Construction impacts will be temporary and will end once the project is complete. Typically, they can be minimized by limiting idling times, proper maintenance of heavy machinery, and efficient scheduling of construction activities. Long-term operation of the project will generate GHG emissions from area sources, energy and water usage, mobile sources, and waste disposal.

The project will not exceed the threshold for GHG emissions. Statewide programs and standards, including new fuel-efficient standards for cars and expanding the use of renewable energies, will help reduce GHG emissions over the long-term. The project will be required to comply with standards and regulations for reducing GHG emissions, including high efficiency HVAC for the small office. The Proposed Project will also be required to comply with Title 24 of the California Building Code. These standard requirements will ensure that GHG emissions from the project are less than significant. The California Emissions Estimator Model (CalEEMod Version 2022.1) was used to estimate greenhouse gases emitted by the project. The results are shown in Table I.

Table V	
Annual GHG Emissions	
(Metric Tons per Year)	
Construction MTCO ₂ e (Amortized over 30 Years)	0.70
Annual Operational MTCO ₂ e	835
Total MTCO₂e	836
County of San Bernardino Screening Threshold	3,000
Significant?	No

CalEEMod version 2022.1

According to the County of San Bernardino GHG Reduction Plan, all development projects, including those otherwise determined to be exempt from CEQA will be subject to applicable Development Code provisions, including the GHG performance standards, and state requirements, such as the California Building Code requirements for energy efficiency. With the application of the GHG performance standards, projects that are exempt from CEQA and small projects that do not exceed 3,000 MTCO₂e per year will be considered consistent with the plan and determined to have a less than significant individual and cumulative impact for GHG emissions.

As shown in Table V, the Proposed Project would generate approximately 837.33 MTCO₂e per year. The emissions during construction and operations would not exceed the County of San Bernardino GHG Emissions Reduction Plan's threshold of 3,000 MTCO₂e and therefore would have less than significant impacts regarding greenhouse gas emissions. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the

release of hazardous materials into the environment?

- | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Submitted Project Materials

- a) A significant impact would occur if the Proposed Project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The Proposed Project involves the construction of a new small-sized, one-story self-storage facility consisting of 6 storage buildings that would involve the storage of common household goods. The Proposed Project would not require the routine transport, use, storage, and disposal of hazardous materials such as gasoline, diesel fuel, oils, solvents, paint, fertilizers, pesticides, and other similar materials. Furthermore, operations would include standard maintenance (i.e., landscape upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) the use of which would not create a significant hazard to the public. All materials required during construction would be kept in compliance with State and local regulations and BMPs. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- b) A significant impact would occur if the Proposed Project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. There is no existing structure on the site and therefore the release of asbestos-containing materials (ACMs) and lead-based paint (LBP) due to demolition of structures is not relevant to this site. The Proposed Project would result in no impact related to asbestos and LBP. All construction materials would be kept in compliance with State and local regulations. Operations would include standard maintenance involving the use of commercially available products, the use of which would not 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. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- c) The nearest school to the Project Site is Joshua Tree Elementary School. It is located approximately 2.8 miles southwest of the Project Site. Therefore, the Proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impacts are identified or anticipated, and no mitigation measures are required.

No Impact

- d) A significant impact would occur if the Project Site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. The California Department of Toxic Substances Control (DTSC) maintains a database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. A review of EnviroStor did not identify any records of hazardous waste facilities on the Project Site.¹⁶ Therefore, the Proposed Project would not be located on a site that is included on a list of hazardous materials sites and would not create a significant hazard to the public or the environment, and no impact would occur.

No Impact

- e) The Project Site is not within an airport safety review area or Airport Runaway Protection Zone.¹⁷ The Project Site is not located within the vicinity of a private or public airstrip. The nearest airport to the Project Site is Yucca Valley Airport, which is approximately 7

¹⁶ California Department of Toxic Substances Control EnviroStor Database
<https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=joshua+tree>

¹⁷ Countywide Plan Policy Map HZ-9 Airport Safety & Planning
<https://countywideplan.com/wp-content/uploads/sites/68/2021/02/HZ-9-Airport-Safety-Planning-201027.pdf>

miles west of the Project Site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

- f) The Project Site is adjacent to State Route 62, which is an evacuation route within the County.¹⁸ The Project Site does not contain any emergency facilities. Access to the Project Site would be provided by a proposed 30-foot main entrance on State Route 62, near the center of Project Site frontage. The Proposed Project would not require the closure of any public or private streets and would not impede emergency vehicle access to the Project Site or surrounding area.

Additionally, emergency access to and from the Project Site would be provided in accordance with requirements of the San Bernardino County Fire Department. The Site plan would be verified during the County’s plan review process. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Therefore, the Proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and no impact would occur, and no mitigation is required.

No Impact

- g) The Project Site is not located within a High or Very High Fire Hazard Severity Zone.¹⁹ The Proposed Project is the development of a storage facility and does not include residential dwelling units. Emergency access to the Project Site would be provided by a proposed 30-foot main entrance on State Route 62 and would be subject to review and approval from the San Bernardino County Fire Marshal. Furthermore, new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. Therefore, the Proposed Project would not subject people or structures to a significant risk or loss, injury, or death as a result of exposure to wildland fires. No impacts related to this issue would occur, and no mitigation is required.

No Impact

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

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

¹⁸ Countywide Plan Policy Map PP-2 Evacuation Routes
<https://countywideplan.com/wp-content/uploads/sites/68/2021/02/PP-2-Evacuation-Routes-201027.pdf>

¹⁹ Countywide Plan Figure 5.8-6 Fire Severity Zones and Potential Growth Areas in the East Desert Region
https://countywideplan.com/wp-content/uploads/sites/68/2021/01/Ch_05-08-HAZ.pdf

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

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Submitted Project Materials

- a) Based on the criteria established in the State’s CEQA Guidelines and Appendix G, a project could have a significant impact on surface water quality if discharges associated with the project were to create pollution, contamination, or nuisance as defined in Section 13050 of the California Water Code (CWC) or that cause regulatory standards to be violated, as defined in the applicable National Pollution Discharge Elimination System (NPDES) storm water permit or Water Quality Control Plan for the receiving water body. For the purpose of this specific issue, a significant impact may occur if the project would discharge water that does not meet the quality standards of local agencies that regulate surface water quality and water discharge into stormwater drainage systems.

The Proposed Project would disturb approximately 2.3 acres and would therefore be subject to the National Pollutant Discharge Elimination System (NPDES) permit. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction permit include the removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one-acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into storm water systems, and to develop and implement a SWPPP. The SWPPP is based on the principles of BMPs to control and abate pollutants. The SWPPP must include BMPs to prevent project-related pollutants from impacting surface waters. This process is a standard requirement and would verify and address potential environmental effects prior to building permit issuance. Furthermore, an Erosion Control Plan shall be submitted to the County Land Use Services Department for review and approval prior to building permit issuance. As such, no significant adverse impacts are identified or are anticipated, and no mitigation measures or conditions are necessary.

Less than Significant Impact

- b) The Joshua Basin Water District (JBWD) provides water services to the Project Site and surrounding communities. The district manages multiple sources of water supply to meet the consumption needs of its community. These activities require careful planning and management to ensure resources are used wisely and sufficient supplies are available for the future.

The 2020 JBWD Urban Water Management Plan (UWMP), demonstrates how JBWD will carry out its long-term resource planning responsibilities to ensure adequate water supplies meet existing and future demands for water. According to the UWMP, the groundwater basins used within the JBWD service area are sufficiently large to allow for continued water use during dry periods without seriously hindering the water supply. In addition, Mojave Water Agency's (MWA) recharge of State Water Project (SWP) supplies into the local groundwater basins will augment and maintain overall groundwater supplies.²⁰

The Project Site has a zoning designation of (CS) Service Commercial. Furthermore, the Proposed Project is conditionally permitted within the (CS) Service Commercial Zone. Development and operation of the Project Site for (CS) Service Commercial uses has been accounted for in JBWD's projected water demand. Therefore, the expected water demand for the Proposed Project would be included in JBWD's projected water demand. Water supplies would be sufficient to serve the Proposed Project and reasonably foreseeable future developments.

Implementation of the Project's BMPs would ensure that stormwater discharge does not substantially alter the existing drainage pattern and water quality, thereby allowing

²⁰ 2020 JBWD Urban Water Management Plan (UWMP)
https://www.jbwd.com/vertical/sites/%7BD8F937B8-7844-4B0D-8922-2521EB0ED3A9%7D/uploads/2020_UWMP_-_final.pdf

runoff from the Project Site to be utilized as a resource that can eventually be used for groundwater recharge. Therefore, the Proposed Project is not anticipated to have a substantial impact on groundwater supplies or interfere substantially with groundwater recharge. No significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- c) i) Erosion is the wearing away of the ground surface as a result of the movement of wind or water, and siltation is the process by which water becomes dirty due to fine mineral particles in the water. Soil erosion could occur due to a storm event. Thus, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with construction activity.

During construction, compliance with construction-related BMPs and/or the Storm Water Pollution Prevention Plan (SWPPP) would control and minimize erosion and siltation. During project operation, storm water or any runoff irrigation waters would be directed to retention basins along the northern frontage of the Project Site and allowed to infiltrate. Water retention through placement of proposed landscape, retention basins, grading techniques, and allowing natural drainage into the landscaped areas would ensure that significant alterations to existing drainage patterns within the Project Site and surrounding area would not occur. Therefore, the Proposed Project would result in less than significant impact related to the alteration of drainage patterns and on- or off-site erosion or siltation and no mitigation is required.

Less Than Significant Impact

ii) A Hydrology Report was prepared for the Proposed Project by Merrell Johnson Companies in July 2022.²¹ Per the Hydrology Report and pursuant to the required Water Quality Management Plan (WQMP), off-site flows will be intercepted along the westerly property boundary and outlet along the northern boundary within under-sidewalk along the highway frontage following their historical flow locations. The increased on-site runoff flow due to development of the site will flow to retention basins along the northern frontage of the project and allowed to infiltrate. Excess runoff from larger storm events will outlet through under-sidewalk drains and be conveyed along the State Route 62 frontage following their historical flow locations.

Less than Significant Impact

iii) The Project area is not served by a stormwater system and, as such, this Proposed Project would not exceed the capacity of that system. The increase in impervious surfaces would generate additional water runoff. However, the installation of low-impact water retention basins per the WQMP will ensure adequate project-related onsite controls to capture this additional volume of runoff and the size of the property allowing adequate opportunity for percolation, would combine to minimize the effect of additional

²¹ Hydrology Study

runoff. As such, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less than Significant Impact

iv) The Project Site is not within a 100-Year Federal Emergency Management Agency (FEMA) flood zone, or a 100-year Department of Water Resources Awareness Zone.²² The northwest corner of the Project Site is within the 500-year (FEMA) flood zone; however, this portion of the Project Site includes landscaping and the retention basins. Per the Hydrology Study prepared for the Proposed Project by Merrell Johnson Companies in July 2022, off-site flows will be intercepted along the westerly property boundary and outlet along the northern boundary within under-sidewalk along the highway frontage following their historical flow locations. Therefore, development of the Proposed Project would not substantially impede or redirect flood flows. Less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less than Significant Impact

- d) Due to the inland distance from the Pacific Ocean, tsunamis and seiches are not potential hazards in the vicinity of the Project Site. Furthermore, the Project Site is not located within a 100-year floodplain. Although a small area of the Project Site is within the 500-year (FEMA) flood zone, this area of the Project Site includes landscaping and retention basins which would mitigate any risk of a flood hazard. Furthermore, the proposed use does not involve the storage or use of substantial quantities of potential pollutants. No impacts would occur, and no mitigation is required.

No Impact

- e) The Proposed Project is subject to the NPDES permit. Requirements of the permit would include development and implementation of a SWPPP, which is subject to review and approval. The purpose of an SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction. The SWPPP would include BMPs to control and abate pollutants and treat runoff that can be used for groundwater recharge. The Proposed Project would not otherwise substantially degrade water quality as appropriate measures relating to water quality protection (i.e., BMPs) would be in place. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less than Significant Impact

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

²² Countywide Plan Policy Map HZ-4 Flood Hazards
<https://countywideplan.com/wp-content/uploads/sites/68/2021/02/HZ-4-Flood-Hazards-201027.pdf>

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

SUBSTANTIATION:
San Bernardino County General Plan, 2007; Submitted Project Materials

a) A significant impact would occur if the Proposed Project would be sufficiently large or configured in such a way so as to create a physical barrier within an established community. A physical division of an established community is caused by an impediment to through travel or a physical barrier, such as a new freeway with limited access between neighborhoods on either side of the freeway, or major street closures. The Proposed Project would not involve any street vacation or closure or result in development of new thoroughfares or highways. The Proposed Project involves the construction, use, and maintenance of a storage facility in an unoccupied area of the East Desert; thus, would not divide an established community. Therefore, no impact would occur.

No Impact

b) The Project Site has a zoning designation of CS (Service Commercial) and is located within the unincorporated community of Joshua Tree in San Bernardino County. Furthermore, the Project Site is surrounded by vacant land with zoning designation of commercial to the east, west and north; and residential to the south. The Proposed Project includes the construction and operation of a storage facility on a 2.3-acre vacant parcel, which is conditionally permitted within the CS (Service Commercial) zoning designation. With approval of a MUP, the Proposed Project would be consistent with the Countywide Policy Plan and applicable land use plans. Therefore, the Proposed Project would not cause a significant environmental impact due to a conflict with any land use plans or policies. No significant impacts are identified or anticipated, and no mitigation measures are required.

Less than Significant Impact

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

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

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

San Bernardino County General Plan, 2007; Submitted Project Materials

a) A significant impact would occur if the Proposed Project would result in the loss of availability of known mineral resources of regional value or locally-important mineral recovery site. According to the Countywide Plan Policy Map NR-4 Mineral Resources Zones, the Project Site is not classified by the county as containing significant mineral deposits.²³ The Project Site is currently designated for CS (Service Commercial) land uses and does not include mineral extraction uses. Therefore, the Proposed Project would not result in the loss of availability of any known, regionally- or locally valuable mineral resource, and no impact would occur.

No Impact

b) A significant impact would occur if the Proposed Project would result in the loss of availability of known mineral resources of regional value or locally important mineral resource recovery site. According to the Countywide Plan Policy Map NR-4 Mineral Resources Zones, the Project Site is not classified by the county as containing significant mineral deposits. The Project Site is currently designated for CS (Service Commercial) land uses and not as a mineral extraction land use. In addition, the Project Site is surrounded by commercial and residential land uses, thus making it unsuitable for mineral resource extraction. Based on the preceding, the Proposed Project would not result in the loss of availability of any known, regionally- or locally- valuable mineral resource, and no impact would occur, and no mitigation is required.

No Impact.

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

²³ Countywide Plan Policy Map NR-4 Mineral Resources Zones
<https://countywideplan.com/wp-content/uploads/sites/68/2021/02/NR-4-Mineral-Resources-Zones-201027.pdf>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIII. NOISE - Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

San Bernardino County General Plan, 2007; Submitted Project Materials

a) A noise impact is considered potentially significant if project construction activities extended beyond ordinance time limits for construction or construction-related noise levels exceed the ordinance noise level standards unless technically unfeasible to do so. The Proposed Project is a 30,195 square foot self-storage facility and it will not result in the generation of substantial or permanent increase of noise levels in excess of local or state noise standards. Some noise is expected from construction machinery during construction, however, there are no residential receptors near the Project Site which could be affected by such increases. The adjacent parcels surrounding the Project Site are vacant, thus any noise generated from construction and operation will have no significant impact. Construction of the Proposed Project would be temporary and would be required to adhere to Development Code Section 83.01.080 to ensure construction related noise impacts would be less than significant. Both, construction and operational activities would be limited to the hours of 7:00 a.m. to 7:00 p.m., therefore noise impacts would be less than significant.

Less than Significant Impact

- b) Vibration refers to ground borne noise and perceptible motion. Ground borne vibration is almost exclusively a concern inside buildings and is rarely perceived as a problem outdoors where the motion may be discernible; without the effects associated with the shaking of a building, there is less adverse reaction. Typical sources of ground borne vibration are heavier construction activities (e.g., blasting and pile driving), steel-wheeled trains, and occasional traffic on rough roads. Construction for the Proposed Project does not require the use of blasting or pile driving and would not result in substantial vibration.

No Impact

- c) The Project Site is not within an airport safety review area or Airport Runaway Protection Zone.²⁴ The Project Site is not located within the vicinity of a private or public airstrip. The nearest airport to the Project Site is Yucca Valley Airport, which is approximately 7 miles west of the Project Site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIV. POPULATION AND HOUSING - Would the project:				

- | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

²⁴ Countywide Plan Policy Map HZ-9 Airport Safety & Planning
<https://countywideplan.com/wp-content/uploads/sites/68/2021/02/HZ-9-Airport-Safety-Planning-201027.pdf>

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

SUBSTANTIATION:
San Bernardino County General Plan, 2007; Submitted Project Materials.

- a) The Proposed Project is the construction and operation of a storage facility. The Proposed Project does not involve construction of new homes; therefore, it would not induce unplanned population growth. It is anticipated that the 2 employees operating the self-storage would come from the local labor pool. Therefore, significant population growth is not anticipated to occur as an indirect result of project implementation. The Project Site has a current zoning designation of CS (Service Commercial). With approval of the MUP, the Proposed Project would be consistent with the Countywide Policy Plan. Furthermore, infrastructure improvements would strictly improve access and utilities to the Project Site. Such improvements would not encourage population growth. Based on the preceding, the potential for the Proposed Project to induce substantial growth directly or indirectly is considered less than significant.

Less than Significant Impact

- b) An impact may occur if a project would result in the displacement of existing housing units, necessitating the construction of replacement housing elsewhere. The Project Site is currently vacant and does not contain any residential housing. Therefore, there will be no impact.

No Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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XV. PUBLIC SERVICES

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

- Fire Protection?
- Police Protection?

Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:
San Bernardino County General Plan, 2007; Submitted Project Materials

a) **Fire Protection?**

The San Bernardino County Fire Department serves Joshua Tree and the surrounding communities. The nearest fire station is the San Bernardino County Fire Station 36 located approximately 1.5 miles southwest of the Project Site. Comprehensive safety measures that comply with Federal, State, and local worker safety and fire protection codes and regulations would be implemented into the Project design (i.e., adequate access, fire sprinklers) to minimize the potential for fires to occur during construction and operations. The Proposed Project would be required to comply with County fire suppression standards and provide adequate fire access. In addition, the site plan would be provided in accordance with requirements of the San Bernardino County Fire Department which would be verified during the County's plan review process. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less than Significant Impact

Police Protection?

The San Bernardino County Sheriff's Department (SBCSD) serves Joshua Tree and the unincorporated portions of the County. The nearest police station to the Project Site is the SBCSD-Morongo Basin station located at 6527 White Feather Road, approximately 1.2 miles east of the Project Site. Given that there is a police station in close proximity to the Project Site, it is not anticipated that there would be a need to build a new or expand an existing police station to serve the Proposed Project and maintain acceptable service ratios, response times, or other performance objectives for police protection. As such, impacts will be less than significant.

Less than Significant Impact

Schools?

The Project Site is served by the Morongo Unified School District. Construction activities would be temporary and would not result in substantial population growth. It is anticipated that the 2 employees operating the self-storage would come from the local labor pool. Thus, the Proposed Project is not expected to draw any new residents to the region that would require expansion of existing schools or the construction of additional schools. Therefore, the Proposed Project's potential impact on public school services would be less than significant.

Less than Significant Impact

Parks?

Since the Proposed Project would not be including any housing or any permanent residents, there would be no required open space elements and no expected use of existing park facilities. Therefore, no impact will occur.

No Impact

Other Public Facilities?

The Proposed Project would not result in an increased residential population or a significant increase in the work force. Implementation of the Proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

Less than Significant Impact.

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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 will occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:
San Bernardino County General Plan, 2007; Submitted Project Materials

- a) An impact may occur if a project would include substantial employment or population growth which could generate an increased demand for public park facilities that exceeds the capacities of existing parks and causes premature deterioration of the park facilities. The Proposed Project does not include development of residential housing or other uses that would lead to substantial population growth. Employees are expected to come from the local labor pool. Therefore, the Proposed Project would have no impacts on the use

of neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated.

No Impact

- b) A significant impact may occur if a project includes the construction or expansion of recreational facilities and such construction would have a significant adverse effect on the environment. The Proposed Project would add about 30,195 net new square feet of self-storage. The employees required for the operations of the Proposed Project would come from the local labor pool. The Proposed Project would not be adding enough employment to the area to require the construction or expansion of recreational facilities. Therefore, no impact would occur.

No Impact

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

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

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Submitted Project Materials

a)	The Proposed Project is adjacent to State Route 62 which is considered a "Major Highway". ²⁵ A portion of State Route 62 adjacent to the Project Site is identified within
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²⁵ Countywide Plan Policy Map TM-1A Roadway Network

	<p>the San Bernardino County Policy Map TM-4 Bicycle & Pedestrian Planning as a “Class II” designated bike lane.²⁶ Implementation of the project would result in both short-term construction traffic and long-term operational traffic. However, per San Bernardino Department of Public Works Transportation Division, the Proposed Project generates less than 110 daily vehicle trips which includes both the AM and PM peak hours. The Proposed Project also does not add more than 50 trips to any intersection during the AM and PM peak hours, hence no intersections are required to be analyzed. Furthermore, the Proposed Project would be required to adhere to all Caltrans standards and requirements. The applicant would be required to demonstrate compliance, and obtain verification and approvals from Caltrans prior to issuance of a building permit. The Proposed Project is conditionally permitted within the (CS) Service Commercial zone and is not anticipated to impact or conflict with a program plan, circulation systems that include transit, roadways, bicycle and pedestrian facilities. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.</p> <p>Less than Significant Impact</p>
<p>b)</p>	<p>Senate Bill 743 (SB 743), approved in 2013, endeavors to change the way transportation impacts will be determined according to the CEQA. In December 2018, the Natural Resources Agency finalized updates to CEQA Guidelines to incorporate SB 743 (i.e., Vehicle Miles Traveled [VMT]). The focus of the VMT Analysis is to more thoroughly evaluate each of the applicable screening thresholds to determine if the Proposed Project would be expected to cause a less-than-significant impact to VMT without requiring a more detailed VMT analysis.</p> <p>The County Guidelines provides details on appropriate “screening thresholds” that can be used to identify when a proposed land use project is anticipated to result in a less than significant impact without conducting a more detailed analysis. Screening thresholds are broken into the following three types:</p> <ul style="list-style-type: none"> • Transit Priority Area (TPA) Screening • Low VMT Area Screening • Project Type Screening <p>A land use project needs to meet one of the above screening thresholds to result in a less than significant impact.</p> <p>Project Type Screening: The County identifies local serving retail projects and/or projects generating less than 110 daily vehicle trips and containing less than 50,000 square feet may be presumed to have a less than significant impact absent substantial evidence to the contrary. In addition to local serving retail, other types of local serving land uses (e.g., day care centers, non-destination hotels, affordable housing, places of</p>

https://countywideplan.com/wp-content/uploads/sites/68/2021/02/TM-1A-E_201027.pdf

²⁶ Countywide Plan Policy Map TM-4 Bicycle & Pedestrian Planning

<https://countywideplan.com/wp-content/uploads/sites/68/2021/02/TM-4-Bicycle-Pedestrian-Planning-201027.pdf>

	<p>worship, etc.) may also be presumed to have a less than significant impact as their uses are local serving in nature and would tend to shorten vehicle trips.</p> <p>According to the San Bernardino Department of Public Works Transportation Division, the VMT analysis conducted by the county anticipated that the Proposed Project would generate approximately 44 daily trips which would be less than 110 daily vehicle trips, and no further VMT analysis is required. The Proposed Project meets the Project Type Screening and would therefore result in a less than significant VMT impact. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.</p> <table border="1" data-bbox="409 667 1281 909"> <thead> <tr> <th colspan="3" style="text-align: center;">Project Type Screening</th> </tr> <tr> <th style="text-align: center;">Proposed Project Daily Vehicle Trips</th> <th style="text-align: center;">County Threshold Daily Vehicle Trips</th> <th style="text-align: center;">Further Analysis Required?</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">44</td> <td style="text-align: center;">110</td> <td style="text-align: center;">NO</td> </tr> </tbody> </table> <p style="text-align: center;"><i>Source: San Bernardino Transportation Division - ITE Model</i></p> <p>Less than Significant Impact</p>	Project Type Screening			Proposed Project Daily Vehicle Trips	County Threshold Daily Vehicle Trips	Further Analysis Required?	44	110	NO
Project Type Screening										
Proposed Project Daily Vehicle Trips	County Threshold Daily Vehicle Trips	Further Analysis Required?								
44	110	NO								
c)	<p>Project implementation would not add incompatible uses to area roadways. The Proposed Project would be required to adhere to all Caltrans standards and requirements. Furthermore, the San Bernardino County Department of Public Works Transportation Division reviews traffic control plans for development projects in unincorporated County areas. The Transportation Division would not permit staging of vehicles or construction equipment or materials on County-maintained roads that would block emergency access. In addition, required roadway improvements and roadway construction due to the project would be reviewed by the Transportation Division to ensure that required improvements would not create hazardous conditions. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.</p> <p>Less than Significant Impact</p>									
d)	<p>Access to the Project Site would be provided by a 30-foot-wide driveway along State Route 62. The driveway would be adequate to allow evacuation and emergency vehicles simultaneous access. The Proposed Project would be required to provide and maintain adequate emergency access as required by the San Bernardino County Fire Department. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.</p> <p>Less than Significant Impact</p>									

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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XVIII. TRIBAL CULTURAL RESOURCES

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

- | | | | | | |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| i) | Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) | A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION:

San Bernardino County General Plan, 2007; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Submitted Project Materials

- a) i) A Phase I Historical/Archeological Resources Survey was completed by CRM Tech, dated January, 2023.²⁷ The purpose of study is to identify any cultural resources in the project area and to assist the lead agency in determining whether or not such resources meet the official definition of “historical resources,” as provided in the California Public Resources Code, in particular CEQA. According to PRC §5020.1(j), “‘historical resource’ includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.”

More specifically, CEQA guidelines state that the term “historical resources” applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (Title 14 CCR §15064.5(a)(1)-(3)). Regarding the proper criteria for the evaluation of historical

²⁷ Phase I Historical/Archaeological Resources Survey Report

significance, CEQA guidelines mandate that “generally a resource shall be considered by the lead agency to be ‘historically significant’ if the resource meets the criteria for listing on the California Register of Historical Resources” (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

In summary of the research results presented in the Phase I Historical/Archeological Resources Survey, dated January, 2023, no potential “historical resources” were previously recorded within the project area, and none were found during the survey. In addition, Native American input during this study did not identify any sites of traditional cultural value in the vicinity, and no notable cultural features were known to be present in the project area throughout the historic period. Based on these findings, and in light of the criteria listed above, the study concludes that no “historical resources” are known to exist within the project area.

Less than Significant Impact

ii) Approved by Governor Brown on September 25, 2014, Assembly Bill 52 (AB 52) establishes a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources (TCRs), as defined in Public Resources Code Section 21074, as part of CEQA. Effective July 1, 2015, AB 52 applies to projects that file a Notice of Preparation of a ND, MND or EIR on or after July 1, 2015.²⁸ PRC Section 21084.2 now establishes that a project with an effect that may cause a substantial adverse change in the significance of a TCR is a project that may have a significant effect on the environment. To help determine whether a project may have such an effect, PRC Section 21080.3.1 requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a Proposed Project. That consultation must take place prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report for a project. As a result of AB 52, the following must take place:

- 1) prescribed notification and response timelines;
- 2) consultation on alternatives, resource identification, significance determinations, impact evaluation, and mitigation measures; and

²⁸ Tribal Cultural Resources (AB 52)
<https://opr.ca.gov/ceqa/tribal/>

3) documentation of all consultation efforts to support CEQA findings for the administrative record.

Under AB 52, if a lead agency determines that a project may cause a substantial adverse change to a TCR, the lead agency must consider measures to mitigate that impact. PRC Section 21074 provides a definition of a TCR. In brief, in order to be considered a TCR, a resource must be either:

- 1) listed, or determined to be eligible for listing, on the national, State, or local register of historic resources, or
- 2) a resource that the lead agency chooses, in its discretion supported by substantial evidence, to treat as a TCR.

In the latter instance, the lead agency must determine that the resource meets the criteria for listing in the State register of historic resources or City Designated Cultural Resource. In applying those criteria, a lead agency shall consider the value of the resource to the tribe. As specified in AB 52, lead agencies must provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a Proposed Project if the tribe has submitted a written request to be notified. The tribe must respond to the lead agency within 30 days of receipt of the notification if it wishes to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the request for consultation. In compliance with AB 52, the County of San Bernardino provided notice to tribes soliciting requests for consultation on December 28, 2022. No responses were received from any tribes. Thus, impacts related to tribal cultural resources will be less than significant.

Less than Significant Impact

No significant adverse impacts are identified or anticipated and no mitigation measures are required at this time.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | | | | |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c) | Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) | Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

County of San Bernardino General Plan 2007; Submitted Project Materials

a) **Water:**

The Joshua Basin Water District (JBWD) provides water to Joshua Tree and surrounding communities. The applicant has received a Will Serve Letter and an Adequate Service Certification dated 1/9/2023 from the JBWD. Per the Adequate Service Certification, it is financially and physically feasible to install water service facilities that will provide adequate source, storage, and distribution line capacities for each proposed service connection that will satisfy the domestic water service and fire protection requirements of the proposed use. Currently, water service is not available to the Project Site and the nearest mainline is approximately 1,684 feet away, therefore the Proposed Project would require a water mainline extension. The water mainline extension would be required to comply with the conditions set forth by Joshua Basin Water District. The mainline extension would be verified during JBWD's review and permit process. Furthermore, the mainline extension would be done by a qualified Pipeline Contractor according to the approved/permitted engineering plans and would be inspected and verified by Joshua Basin Water District. Therefore, preparation of required documentation and subsequent evaluation and approval by JBWD and the county would ensure impacts are less than significant.

Sewer Lines:

The Proposed Project would be served by an on-site septic disposal system. Therefore, the Proposed Project would not require construction of new or expanded sewer facilities operated by a public agency or special district.

Stormwater:

Stormwater would be captured via a proposed stormwater retention basin on the Project Site. Any increase in runoff and flow rates shall be mitigated by the incorporation of the stormwater retention basin into project design.

Electricity:

The Project Site is serviced by Southern California Edison (SCE), which provides the electrical service to the project area. The Proposed Project will be required to connect to existing SCE electrical service along State Route 62. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities. The increase in electricity demand from the Proposed Project would represent an insignificant percent of the overall demand in SCE's service area.

Natural Gas:

Gas will not be supplied to the Project Site.

Telecommunication Facilities:

The Proposed Project will be served by Spectrum for telecommunication services. The Proposed Project is the development of a self-storage facility; therefore, it is not anticipated to have a significant demand for telecommunication services.

Based on the preceding, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less than Significant Impact

- b) Water supply to the Project Site would be provided by the Joshua Basin Water District. According to the 2020 Urban Water Management Plan (UWMP), because water use within the JBWD service area is supplied entirely by groundwater, JBWD does not have any inconsistent water sources that cause reduced deliveries to users within the service area. A potential exception is areas where water quality could limit use as a potable supply. Wellhead treatment or provision of an alternative supply would be planned for these areas. While many of the sources that recharge the groundwater basin have high annual variability, including flows on the Mojave River and supplies from the State Water Project, the groundwater basins used within the JBWD service area are sufficiently large to allow for continued water use during dry periods without seriously hindering the water supply. In addition, Mojave Water Agency's (MWA) recharge of State Water Project (SWP) supplies into the local groundwater basins will augment and maintain overall groundwater supplies.²⁹ Therefore, water supplies would be sufficient to serve the Proposed Project and reasonably foreseeable future development.

Less than Significant Impact

²⁹ 2020 JBWD Urban Water Management Plan (UWMP)
https://www.jbwd.com/vertical/sites/%7BD8F937B8-7844-4B0D-8922-2521EB0ED3A9%7D/uploads/2020_UWMP_-_final.pdf

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

No Impact

- d) Significant impacts could occur if the Proposed Project were to exceed the existing permitted landfill capacity or were to violate State or local standards and regulations. However, the Proposed Project complies with County zoning regulations and the Countywide Plan, which is congruent with the Countywide Plan Draft EIR. The County abides by AB 939, AB 341, and AB 1826, which aim to reduce solid waste and divert waste from landfills through recycling, source reduction, composting, and land disposal of waste. Beginning July 1, 2012, the State of California required that all businesses that generate four cubic yards or more of refuse per week implement a recycling program. This requirement is set forth in Assembly Bill 341, which was passed by the California legislation in October 2011. The Proposed Project would comply with the California Integrated Waste Management Act and AB 341 as implemented by the County. Waste generated from the construction and operation of the Proposed Project would not conflict with Federal, State, and local statutes and regulations related to solid waste. Furthermore, waste generated from the Proposed Project is not expected to significantly impact solid waste collection systems. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less than Significant Impact

- e) There are no potential impacts anticipated due to solid waste because the California Green Building Standards Code (“CALGreen”) requires all newly constructed buildings to prepare a Waste Management Plan and divert construction waste through recycling and source reduction methods. The County of San Bernardino, Department of Public Works, Solid Waste Management Division reviews and approves all new construction projects required to submit a Waste Management Plan. Therefore, the Proposed Project is in compliance with federal, state, and local management and reduction statutes and regulations related to solid waste. Furthermore, there are no potential impacts anticipated due to generation of operational waste because the Proposed Project’s waste hauler would be required to comply with all applicable local, State, and Federal solid waste disposal standards, thereby ensuring that the solid waste stream to the landfills that serve the facility are reduced in accordance with existing regulations.

No Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

County of San Bernardino General Plan 2007; Submitted Project Materials

- a) The Project Site does not contain any emergency facilities. The Project Site is adjacent to State Route 62, which is an evacuation route within the County of San Bernardino.³⁰ Access to the Project Site would be provided by a proposed 30-foot main entrance on State Route 62, near the center of Project Site frontage. The driveway would be adequate to allow evacuation and emergency vehicles simultaneous access. The Proposed Project is subject to review and approval from the San Bernardino County Fire Marshal. Furthermore, all new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less than Significant Impact

³⁰ Countywide Plan Policy Map PP-2 Evacuation Routes
<https://countywideplan.com/wp-content/uploads/sites/68/2021/02/PP-2-Evacuation-Routes-201027.pdf>

- b) The Project Site is not located within a High or Very High Fire Hazard Severity Zone.³¹ The Proposed Project is the development of a storage facility and does not include residential dwelling units. The driveway and drive aisles would be adequate to allow required access for evacuation and emergency vehicles. Moreover, the San Bernardino County's emergency preparedness system, along with established regulations and policies, will reduce wildfire hazards to structures to less than significant level. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less than Significant Impact

- c) The Proposed Project is the development of a self-storage facility. It includes the installation of utilities; however, installation, operation and maintenance of utilities would be in compliance with fire safety regulations. The Project Site is not located within a Very High Fire Hazard Severity Zone.³² Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less than Significant Impact

- d) The Project Site is not located within a Very High Fire Hazard Severity Zone.³³ The Project Site is not within a 100-Year Federal Emergency Management Agency (FEMA) flood zone, or a 100-year Department of Water Resources Awareness Zone.³⁴ The northwest corner of the Project Site is within the 500-year (FEMA) flood zone; however, this portion of the Project Site includes landscaping and the retention basins. Per the Hydrology Study prepared for the Proposed Project by Merrell Johnson Companies in October 2023, off-site flows will be intercepted along the westerly property boundary and outlet along the northern boundary within under-sidewalk along the highway frontage following their historical flow locations.³⁵ Furthermore, there are no dams, reservoirs, or large bodies of water near the Project Site. The Proposed Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. No significant impacts are identified or anticipated, and no mitigation measures are required.

Less than Significant Impact

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

³¹ Countywide Plan Figure 5.8-6 Fire Severity Zones and Potential Growth Areas in the East Desert Region https://countywideplan.com/wp-content/uploads/sites/68/2021/01/Ch_05-08-HAZ.pdf

³² Countywide Plan Figure 5.8-6 Fire Severity Zones and Potential Growth Areas in the East Desert Region https://countywideplan.com/wp-content/uploads/sites/68/2021/01/Ch_05-08-HAZ.pdf

³³ Countywide Plan Figure 5.8-6 Fire Severity Zones and Potential Growth Areas in the East Desert Region https://countywideplan.com/wp-content/uploads/sites/68/2021/01/Ch_05-08-HAZ.pdf

³⁴ Countywide Plan Policy Map HZ-4 Flood Hazards <https://countywideplan.com/wp-content/uploads/sites/68/2021/02/HZ-4-Flood-Hazards-201027.pdf>

³⁵ Hydrology Study

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

- | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

-
- a) While no State and/or federally listed threatened or endangered species are documented/or expected to occur within the Project Site, the possibility exists for construction activities to have direct or indirect impacts on such species which may temporarily occupy or traverse the Project Site. Based on the habitat suitability of the site for desert tortoise, it is recommended that a pre-construction survey be conducted for this species as per Mitigation Measure BIO – 1. Furthermore, construction activities such as vegetation removal, grading, or building construction, could result in direct impacts to nesting migratory bird species. Since there is some habitat within the Project Site and adjacent area that is suitable for nesting birds in general, Mitigation Measure BIO – 2 should be implemented. Implementation of the recommended mitigation measures for desert tortoise and nesting bird surveys would reduce the potential for project impacts to these species, as identified in Section IV, Biological Resources.

Although no archaeological resources or human remains were identified, or are expected to occur, there remains the potential to encounter unanticipated archaeological resources and/or human remains during ground-disturbing activities associated with project construction. Implementation of Mitigation Measure CR-1, as identified in Section V, Cultural Resources, would reduce potential impacts to archaeological resources to a less-than-significant level by providing direction on how to properly address an unanticipated discovery of cultural and archaeological resources and/or human remains during construction.

Less than Significant Impact with Mitigation Incorporated

- b) A significant impact may occur if the Proposed Project, in conjunction with related projects, would result in impacts that are less than significant when viewed separately but significant when viewed together. Although projects may be constructed in the project vicinity, the cumulative impacts to which the Proposed Project would contribute would be less than significant. None of these potential impacts are considered cumulatively considerable. Impacts would be less than significant, and no mitigation is required.

Less than Significant Impact

- c) A significant impact may occur if the Proposed Project has the potential to result in significant impacts, as discussed in the preceding sections. No significant impacts were identified. The Proposed Project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly. No mitigation is required.

Less than Significant Impact

All potential impacts have been thoroughly evaluated and have been deemed to be neither individually significant nor cumulatively considerable in terms of any adverse effects upon the region, the local community or its inhabitants. At a minimum, the project will be required to meet the conditions of approval for the project to be implemented. It is anticipated that all such conditions of approval will further ensure that no potential for adverse impacts will be introduced by construction activities, initial or future land uses authorized by the project approval.

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

MITIGATION MEASURES

Mitigation Measure BIO – 1

A pre-construction surveys be conducted for desert tortoise, prior to any ground disturbance. Surveys should be conducted using the 2018 survey protocol for this species.

Mitigation Measure BIO – 2

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

Mitigation Measure CR-1:

If any buried cultural materials are encountered during earth-moving operations associated with the project, all work within 50 feet of the discovery should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

GENERAL REFERENCES

San Bernardino Countywide Plan, NR-4.1 “Scenic Resources.”
<https://countywideplan.com/policy-plan/natural-resources/>

San Bernardino Countywide Plan, Policy Map NR-3 Scenic Routes & Highways
<https://countywideplan.com/wp-content/uploads/sites/68/2021/02/NR-3-Scenic-Routes-Highways-201027.pdf>

San Bernardino County, Light Trespass Ordinance
<https://sanbernardino.legistar.com/View.ashx?M=F&ID=10335404&GUID=582F1CB6-A697-4DA5-A9BF-6141CCCB2C44>

San Bernardino Countywide Plan, Policy Map NR-5 Agricultural Resources
<https://countywideplan.com/wp-content/uploads/sites/68/2021/02/NR-5-Agricultural-Resources-201027.pdf>

San Bernardino Countywide Plan Policy Map HZ-1 Earthquake Fault Zones
<https://countywideplan.com/wp-content/uploads/sites/68/2021/02/HZ-1-Earthquake-Fault-Zones-201027.pdf>

San Bernardino Countywide Plan Policy Map HZ-2 Liquefaction & Landslide Hazards
<https://countywideplan.com/wp-content/uploads/sites/68/2021/02/HZ-2-Liquefaction-Landslide-Hazards-Valley-Mountain-201027.pdf>

San Bernardino Countywide Plan Policy Map HZ-9 Airport Safety & Planning
<https://countywideplan.com/wp-content/uploads/sites/68/2021/02/HZ-9-Airport-Safety-Planning-201027.pdf>

San Bernardino Countywide Plan Policy Map PP-2 Evacuation Routes
<https://countywideplan.com/wp-content/uploads/sites/68/2021/02/PP-2-Evacuation-Routes-201027.pdf>

San Bernardino Countywide Plan Figure 5.8-6 Fire Severity Zones and Potential Growth Areas in the East Desert Region
https://countywideplan.com/wp-content/uploads/sites/68/2021/01/Ch_05-08-HAZ.pdf

San Bernardino Countywide Plan Policy Map HZ-4 Flood Hazards
<https://countywideplan.com/wp-content/uploads/sites/68/2021/02/HZ-4-Flood-Hazards-201027.pdf>

San Bernardino Countywide Plan Policy Map NR-4 Mineral Resources Zones
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PROJECT-SPECIFIC REFERENCES

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