

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

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

**PROJECT LABEL:**

<b>APNs:</b>	0625-071-04, -05, -07, -08, -09, -10	<b>USGS Quad:</b>	Valley Mountain
<b>Applicant:</b>	Wonder Inn, LLC	<b>T, R, Section:</b>	T01N, R010E, Section 20
<b>Location</b>	78201 Amboy Road, Twentynine Palms, 92277	<b>Thomas Bros</b>	Not Applicable
<b>Project No:</b>	PROJ-2021-00163	<b>Community Plan</b>	Not Applicable
<b>Rep</b>	Jason Landver 13131 Sherman Way, #209, Los Angeles, CA	<b>LUC: Zone:</b>	0625-071-04 (28.48 ac) of which 25.3 ac are RL-5 and 3.18 ac are CS 0625-071-05 (34.5 ac): RL-5 0625-071-07 (10 ac): RL-5 0625-071-08 (10 ac): RL-5 0625-071-09 (10 ac): RL-5 0625-071-10 (40 ac): RL-5
<b>Proposal:</b>	A Concurrent filing of a General Plan Land Use Amendment from Rural Living (RL) to Commercial (C) and a Zoning Amendment from Rural Living, 5-acre minimum lot size (RL-5) to Service Commercial (CS) and a Conditional Use Permit for a proposed hotel use with the conversion of an existing 4,407-square foot office building to a restaurant/lobby and the construction of 106 guest rooms, 5,000 square foot conference room, 3,985 square foot wellness center and ancillary structures on a 24.4-acre site, located at 78201 Amboy Road, Twentynine	<b>Overlays:</b>	Burrowing Owl

**PROJECT CONTACT INFORMATION:**

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

**Contact person:** Azhar Khan, Planner  
**Phone No:** (909) 601-4667 **Fax No:** (909) 387-3223  
**E-mail:** [Azhar.khan@lus.sbcounty.gov](mailto:Azhar.khan@lus.sbcounty.gov)

**PROJECT DESCRIPTION:**

**Summary**

The proposed project is a concurrent submittal of a General Plan Land Use Amendment from Rural Living (RL) to Commercial (C) and a Zoning Amendment from Rural Living, 5-acre minimum lot size (RL-5) to Service Commercial (CS) and a Conditional Use Permit for a proposed hotel use with the conversion of an existing 4,407- square foot office building to a restaurant/lobby and the construction of 106 guest rooms, 5,000 square foot conference room, 3,985 square foot wellness center and ancillary structures on a 24.4-acre site, located at 78201 Amboy Road, Twentynine in an unincorporated area of San Bernardino County known as Wonder Valley (see **Exhibit 1- Regional Location** and **Exhibit 2 – Project Location: Aerial** and **Exhibit 3 – Project Location: USGS**). The Project Site is not located within any Countywide Plan Area.

Entitlements include the following:

- Conditional Use Permit PROJ-2021-00163 to approve a 106-room resort complex on 24.4 acres that will includes a main pool, shade structures for gathering facilities and the wellness center and use of an existing 4,407 sf building for clubhouse.
- General Plan Amendment from Rural Living (RL) to Commercial (C) and a Zoning Amendment from Rural Living, 5-acre minimum lot size (RL-5) to Service Commercial (CS) on 21.22 acres of 134.6 acres.

**Site Plan**

The Proposed Project includes the following and is shown on **Exhibit 4 – Site Plan:**

**Accommodations:**

- 106 pre-manufactured modular structures placed in pods that will serve as the hotel rooms (total of 42,120 SF).
- 210 vehicle parking stalls, of which 12 contain electric vehicle charging stations, and seven are compliant with the American With Disabilities Act (ADA).
- 10 dedicated to motorcycle parking.

Amenities:

- Lobby, restaurant, kitchen, clubhouse – 4,407 sf (remodel of existing commercial style building).
- Administration/Back of House – 6,310 pre-manufactured modular building.
- One Swimming Pool – 6,300 SF.
- Wellness Area with arrival center (a building), shade structure treatment rooms, restroom, and a shade structure fitness room (total 3,985 SF).
- A 3,300 SF multi-purpose tent for gatherings with a 1,700 SF building and restroom area.
- Astronomy pergola – an approximately 250-foot linear, landscaped pathway to an existing on-site metal structure that includes landscaping and benches, and hard surfaces to set up telescopes or sit and watch the stars.
- Sunken Garden – an approximately 250-foot linear, landscaped pathway would lead to a landscaped area that is lower than the ground surface for seating.

All laundry services will be contracted with an off-site vendor.

Site Features:

- Landscaping features that include a variety of native palm and shade trees, water features, creosote mounds, decomposed granite trails, and water features.
- The parking lot will be asphalt chip seal, but the interior pathways and roadways and trails will be compacted decomposed granite.
- Drainage controls include construction of rock lined swales mostly along southern side of the property, intended to intercept and divert surface runoff to proposed detention ponds on both sides of the development area. This will prevent the offsite runoff from mixing with the rain water in the development zone. The outlet points for these lined swales will be fitted with detention ponds to attenuate the flow as it is released from the site. Outlets for the ponds will also include riprap pads and dissipators, if necessary. Within the development area, inlets and pipe systems will be used to intercept and convey runoff. The runoff will be brought to infiltration ponds for treatment before eventual release to its original flow path.

Utilities:

- Potable Water: Well water. Per well inspection conducted March 18, 2021, the well averaged 125 gallons per minute (gpm).
- Potable Water Storage: 180,000 gallon (dimensions 36 feet wide by 35 feet high) water tank for potable water and fire safety.
- Electricity: Service by Southern California Edison.
- Propane Gas: 6,500 gallon propane tank and propane generator within fenced area.
- Sewer/Waste water: Septic tank with 0.3 acre leach field located approximately 300 feet east of the parking lot.

### Off-Site Improvements:

- Dedication of 2 feet along Project Site frontage for public road right-of-way of Amboy Road, to create a 52-foot road right-of-way to San Bernardino County Standard (half-width).
- Widening 29 feet of Amboy Road along the Project frontage from the centerline the Project Site, creating a 40-foot-wide section along the south side of Amboy Road. Roadway pavement transitions will also be installed to connect existing roadway section to the ultimate roadway section noted.
- Install deceleration lanes / roadway striping along the south side of Amboy Road to facilitate safe driveway entrances for both the east and west driveways of the Project Site.
- New separate emergency access / driveway approach turn-in on west side of property

### **Zoning**

The Project occurs within portions of six parcels that total 134.6 acres that are zoned Rural Living (RL-5) with the exception of 3.18 acres of APN 0625-071-04 which is zoned Service Commercial (CS). The RL (Rural Living) land use zoning district provides sites for rural residential uses, incidental agricultural uses, and similar and compatible uses. The CS (Service Commercial) land use zoning district provides sites for a mixture of heavy commercial uses and light industrial uses, including light manufacturing uses, and similar and compatible uses.

The Proposed Project proposes a zone change to CS of 21.22 acres of RL-5 located adjacent to the existing 3.18 acres of CS for the Project development to occur over approximately 24.4 acres of CS. The remaining would be RL-5. Refer to **Exhibit 5 – Existing and Proposed Zoning**. The County would condition the Project to file a Tentative Parcel Map that identifies how the Project would occur over one parcel, conceptually proposed as **Exhibit 6 – Proposed Property Lines**.

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

The Project Site is located at 78201 Amboy Road, Twentynine Palms, 92277, in the unincorporated area of San Bernardino County known as Wonder Valley. The Project Site is primarily undeveloped except for a vacant existing 4,407 square foot (SF) single story commercial building as well as several existing temporary gazebo-type structures. The existing commercial building will be remodeled to serve as the main hotel lobby and restaurant with indoor and outdoor dining. The existing gazebo-type structures will be reused as shade structures and outdoor activities.

The Project vicinity is primarily an unincorporated, undeveloped area, approximately 4.5 miles east of the City of Twentynine Palms and approximately 9 miles south of the Bullion Mountains. The Project Site is located within an area that is primarily vacant for approximately 1 mile on the north, south, east and west. Large-lot rural residential land uses exist primarily on Goodwin Road to the east and Mojave Road to the west.

Notable developments near the Project Site include Twentynine Palms Airport, which occurs approximately 1.5 miles to the south, and the Twentynine Palms Marine Corps Base, which

occurs approximately 5.6 miles to the northeast. Joshua Tree National Park exists approximately 16 miles to the south and east of the Project Site. In addition, scattered residential, agricultural, commercial, and institutional developments occur throughout the area. The Project Site is not located within any Countywide Plan Area.

The Project Site is within the *Valley Mountain* quadrangle of the United States Geological Survey's (USGS) 7.5-minute topographic map series, within Section 20 of Township 1 North, Range 10 East. On-site surface elevation ranges from approximately 1,720 to 1,770 feet above mean sea level. Topography on-site generally consists of shallow gently sloping hills and flat areas generally sloping south to north.

Regionally, the Project Site is generally located north of State Route 62, east of State Route 247, south of the Bullion Mountains, and west of United State Route 95 in the City of Twentynine Palms. Primary access to the property is from Amboy Road. The Project Site is located approximately 1.3 miles west of Goodwin Road, 5.7 miles east of Utah Trail.

**Table 1 – Existing Land Use and Zoning** lists the existing adjacent land uses and zoning for the Project Site and the area adjacent to and surrounding the Project Site. Exhibit 5 identifies the Project Site's existing and proposed zoning.

**Table 1  
 Existing Land Use and Zoning**

Location	Existing Land Use	Land Use Category	Zoning
<b>Project Site</b>	Undeveloped, former agricultural and Vacant	Commercial (C)/Rural Living (RL)	Service Commercial (CS) and Rural Living (RL-5)
North	Undeveloped and Vacant land	Rural Living (RL)	Rural Living (RL-5)
South	Undeveloped and Vacant land	Rural Living (RL)	Rural Living (RL-5)
East	Undeveloped and Vacant land	Rural Living (RL)	Rural Living (RL-5)
West	Undeveloped and Vacant land	Rural Living (RL)	Rural Living (RL-5)

**ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES:**

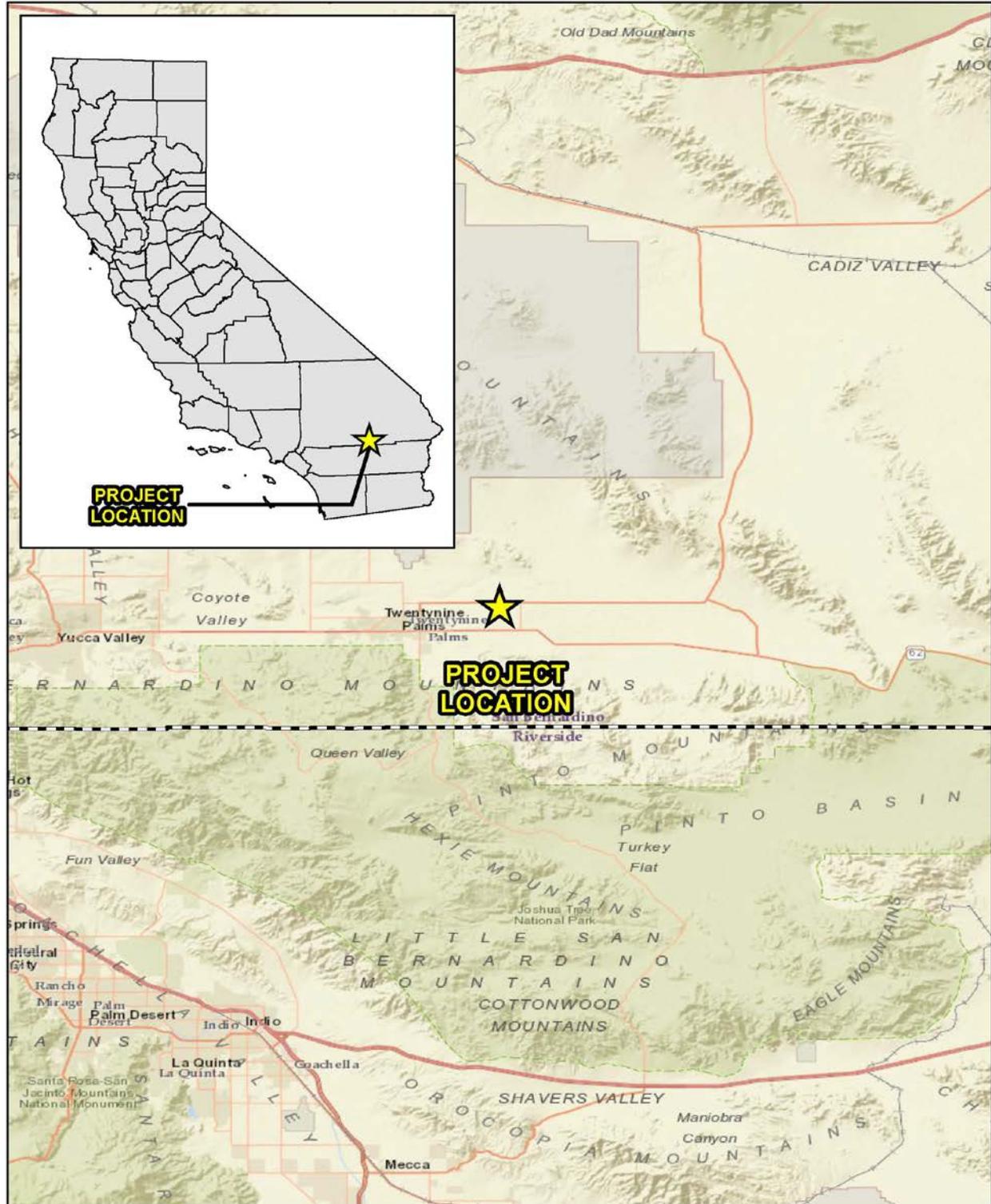
Federal: None.

State of California: Regional Water Quality Control Board – Notice of Intent (construction general permit)

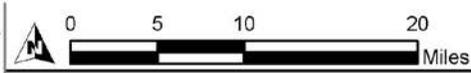
County of San Bernardino: Land Use Services Department-Building and Safety, Public Health-Environmental Health Services, Special Districts, and Public Works.

Regional: Mojave Desert Air Quality Management District (MDAQMD).

Local: None.



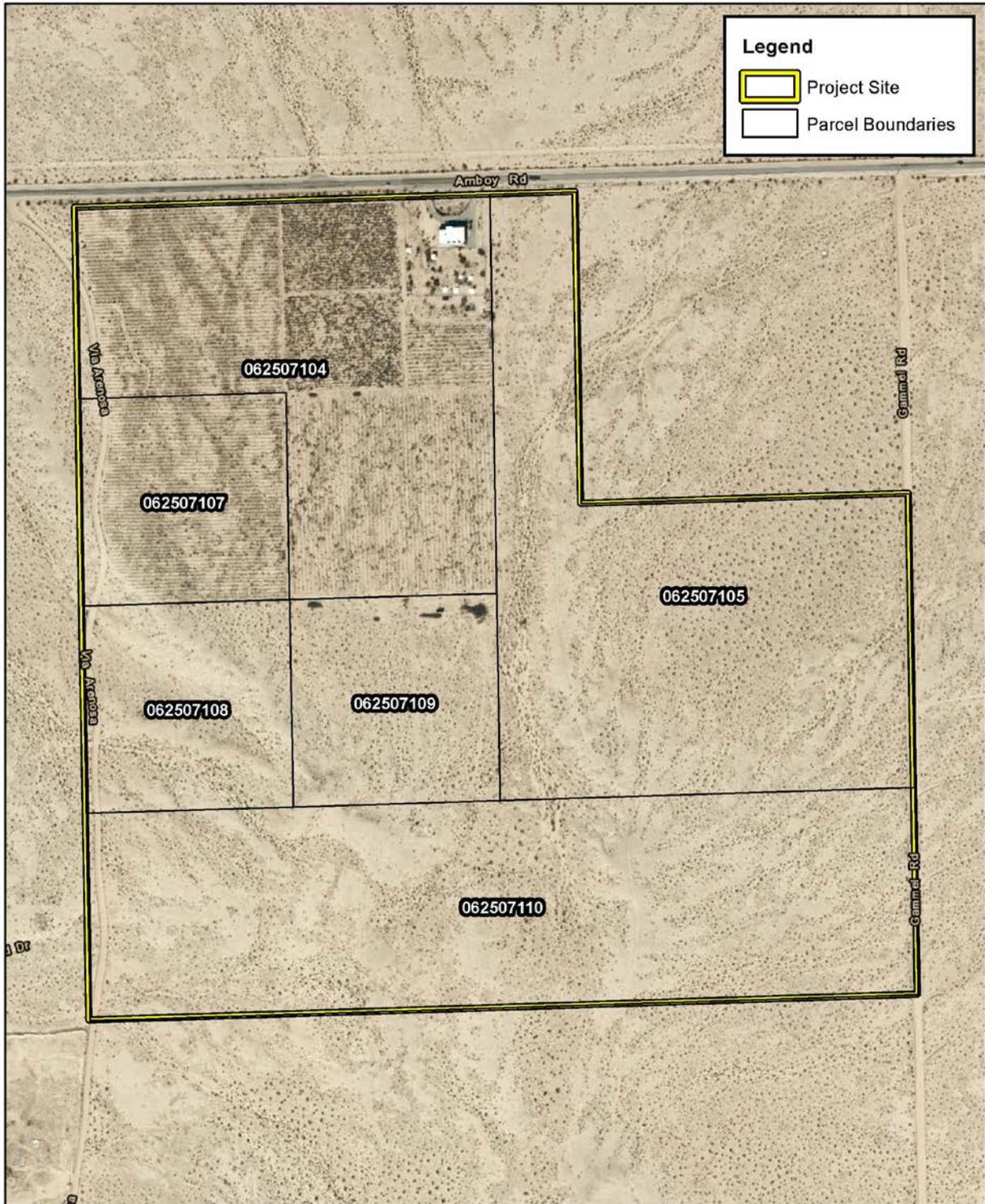
INITIAL STUDY PROJ-2021-00163  
 WONDER INN  
 APNs 0625-071-04, -05, -07, -08, -09, AND -10



Source: World Street Map, San Bernardino County

## Regional Vicinity

Exhibit 1



INITIAL STUDY PROJ-2021-00163

WONDER INN

APNs 0625-071-04, -05, -07, -08, -09, AND -10

### Project Location (Aerial)

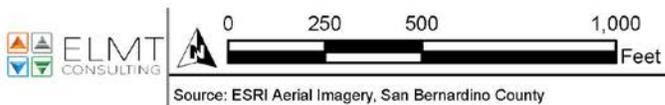
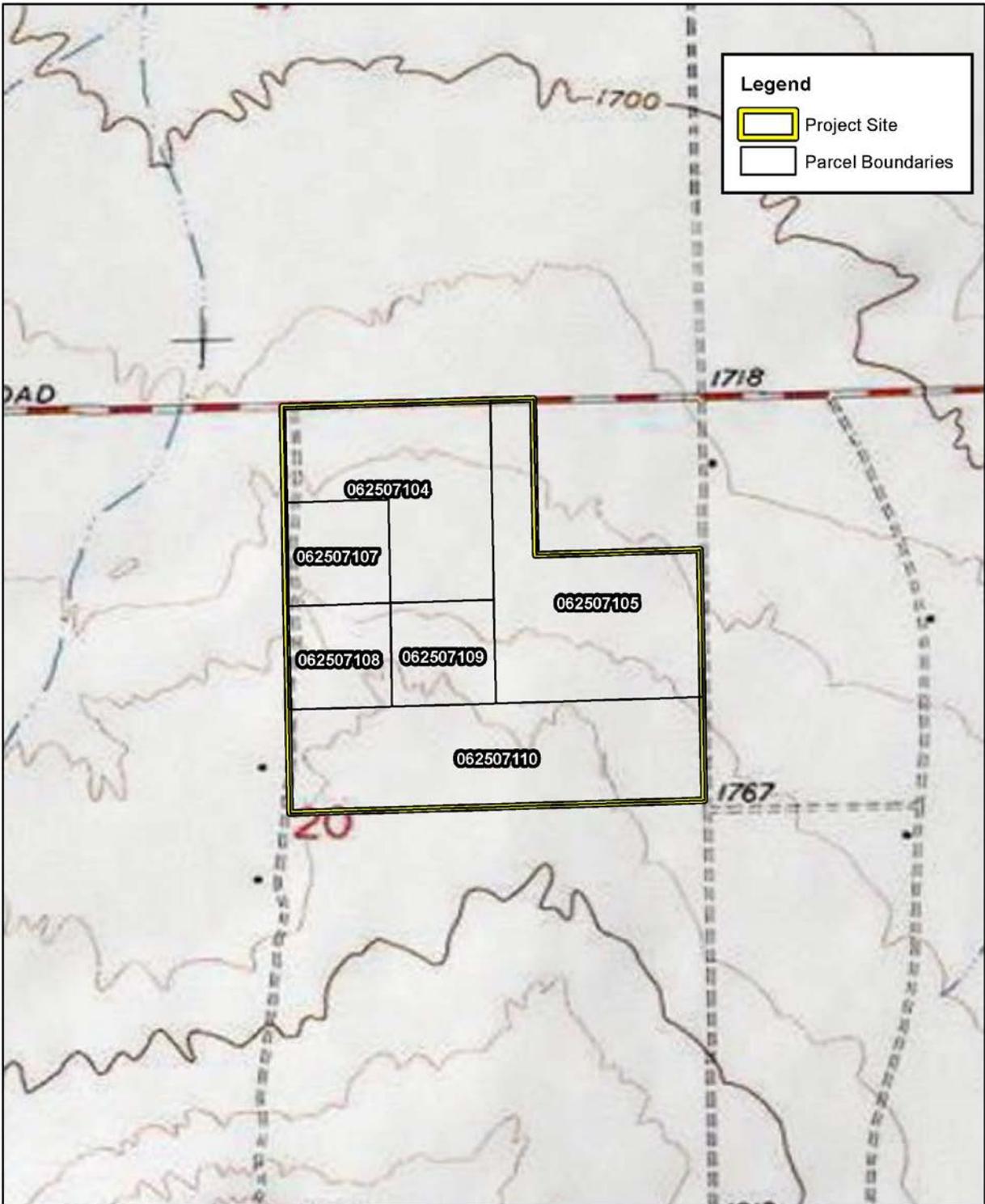


Exhibit 2



INITIAL STUDY PROJ-2021-00163  
WONDER INN  
APNs 0625-071-04, -05, -07, -08, -09, AND -10

### Project Location (USGS)

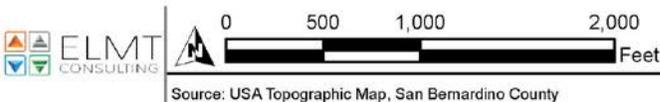
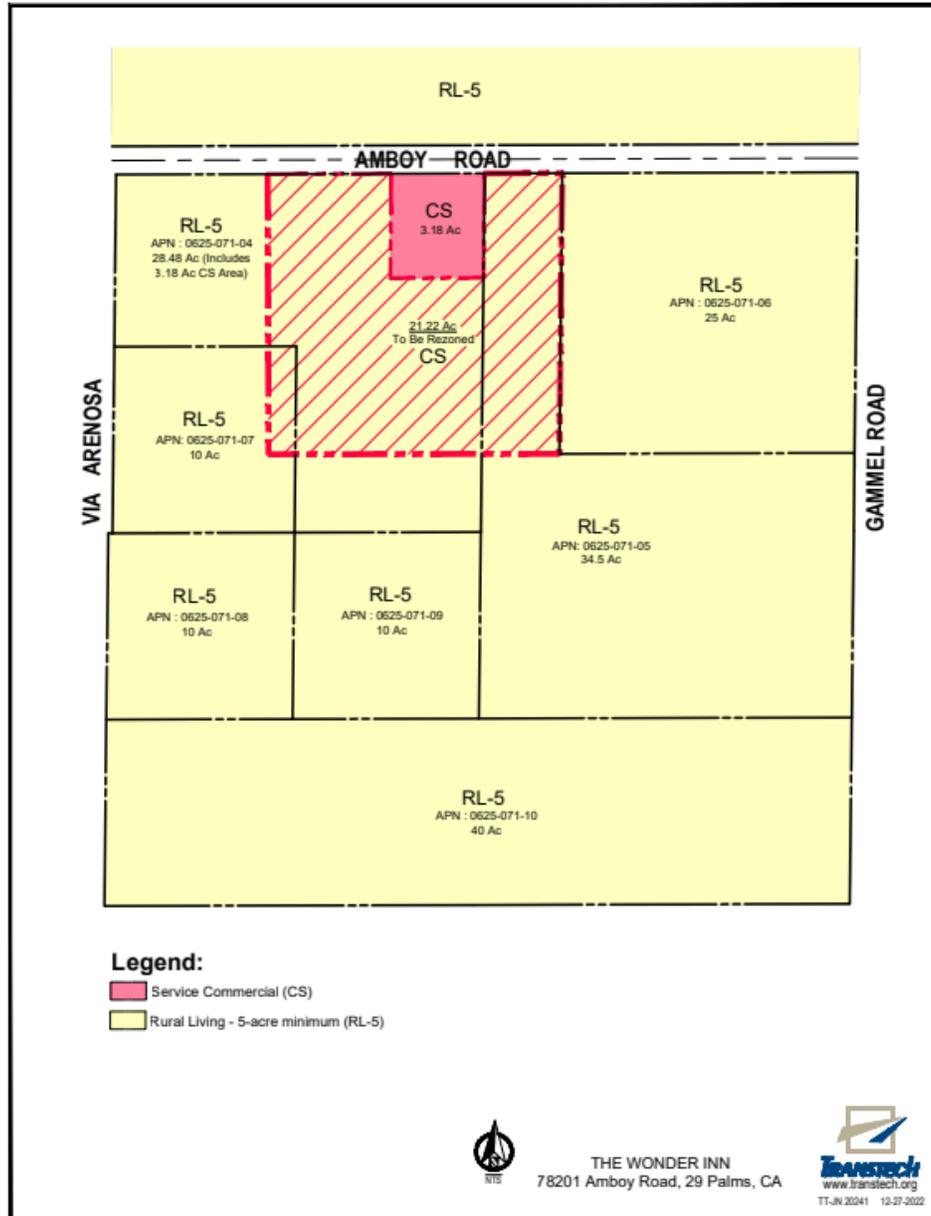


Exhibit 3



**Exhibit 5 – Existing and Proposed Zoning**

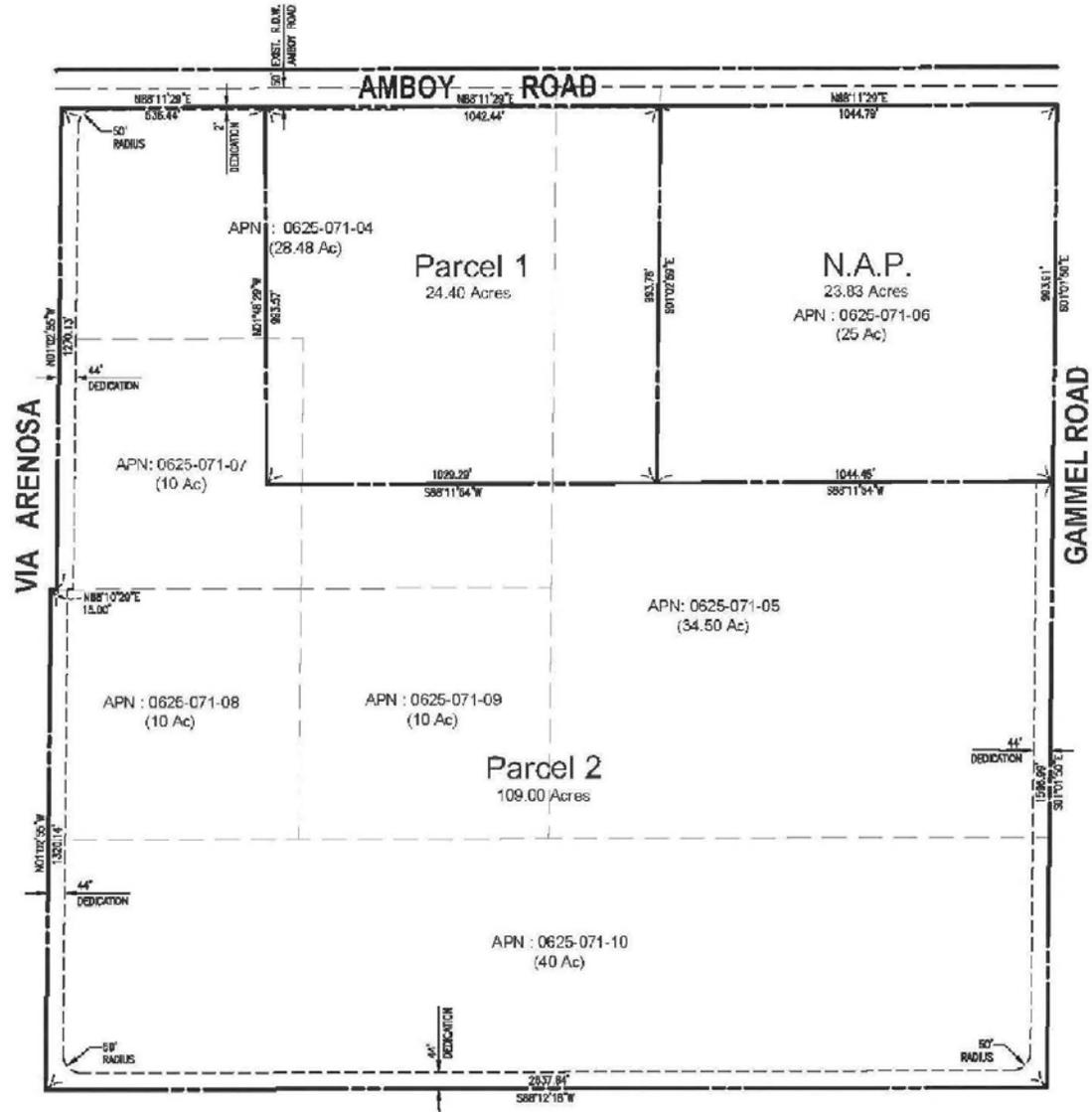


INITIAL STUDY PROJ-2021-00163  
 WONDER INN  
 APNs 0625-071-04, -05, -07, -08, -09, AND -10

**Existing and Proposed Zoning**

Exhibit 5

Initial Study PROJ-2021-00163  
 Wonder Inn, 78201 Amboy Road, Twentynine Palms, 92277  
 APNs: 0625-071-04, -05, -07, -08, -09, -10  
 January 2023



--- Existing Parcel/ Property Lines - 6 Parcels  
 — Proposed Parcel/ Property Lines - 2 Parcels

INITIAL STUDY PROJ-2021-00163  
 WONDER INN  
 APNs 0625-071-04, -05, -07, -08, -09, AND -10  
**Proposed Property Lines**



Source: San Bernardino County

**CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES:**

On March 7, 2022, the County of San Bernardino mailed notification of a 30-day comment period pursuant to AB52 to the following tribes: Colorado River Indian Tribe, Fort Mojave Indian Tribe, , Twenty-Nine Palms Band of Mission Indians, Morongo Band of Mission Indians and San Manuel Band of Mission Indians. Requests for consultations were due to the County by April 7, 2022.

On September 1, 2022, the County of San Bernardino mailed notification of a 45-day comment period pursuant to SB18 to Native American Heritage Commission Requests for consultations were due to the County by October 16, 2022.

The table below shows a summary of comments and responses. Comment letters are available for review at the County.

**AB 52 Consultation**

Tribe	Comment Letter Received	Summary of Response	Conclusion
San Manuel Band of Mission Indians	March 7, 2022	No concerns with Project, please include mitigation measures indicated in the email.	March 7, 2022. Measures included in Project

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

**EVALUATION FORMAT:**

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based on its effect on 20 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. Technical studies and data were summarized herein to provide analyses of various environmental factors (e.g. air quality model results, biological resources assessment, cultural resources investigation, traffic study); these are cited herein where appropriate and included in the list of references.

The effect of the project is categorized into one of the following four categories of possible determinations:

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

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

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

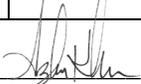
**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

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

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

  
 Signature: (Azhar Khan, Planner)

January 9, 2023  
 Date

  
 Signature: (Chris Warrick, Supervising Planner)

January 9, 2023  
 Date

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

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

**San Bernardino Countywide Policy Plan, approved October 27, 2020, adopted November 27; San Bernardino Countywide Policy Plan Draft EIR; San Bernardino County Development Code**

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

The CEQA Guidelines do not provide a definition of what constitutes a “scenic vista” or “scenic resource” or a reference as to from what vantage point(s) the scenic vista and/or resource, if any, should be observed. Scenic resources are typically landscape patterns and features that are visually or aesthetically pleasing and that contribute affirmatively to the definition of a distinct community or region such as trees, rock outcroppings, and historic buildings.

A scenic vista is generally identified as a public vantage viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. Common examples may include a public vantage point that provides expansive views

of undeveloped hillsides, ridgelines, and open space areas that provide a unifying visual backdrop to a developed area.

The Project vicinity is primarily an unincorporated, undeveloped area, approximately 4.5 miles east of the City of Twentynine Palms and approximately 9 miles south of the Bullion Mountains. The Project Site is located within an area that is primarily vacant for approximately 1 mile on the north, south, east and west. Large-lot rural residential land uses exist primarily on Goodwin Road to the east and Mojave Road to the west.

Notable developments near the Project Site include Twentynine Palms Airport, which occurs approximately 1.5 miles to the south, and the Twentynine Palms Marine Corps Base, which occurs approximately 5.6 miles to the northeast. Joshua Tree National Park exists approximately 16 miles to the south and east of the Project Site.

The Proposed Project is the development of a 28-acre destination hotel that is designed with various open spaces, meandering paths and compartmentalized areas (such as separate areas for fitness and gathering spaces), and hotel rooms placed in groups of four spaced as pod areas which reduces architectural massing over the landscape of the Project Site.

The hotel rooms consist of pre-manufactured structures, two-stories high, (approximately 20 feet high), and are generally placed in groups of two (four rooms total) in various areas of the Project Site, primarily centering around the approximately 6,300 SF circular swimming pool. The existing commercial building is 18 feet high, and most other structures are approximately 20 feet high. The tallest structures on site include the existing geodesic domes, which are approximately 22 feet high, and the proposed water tower, which would be approximately 31 feet high. The planned support structures would be 12 feet high, stucco buildings.

Because of the open design concept, it is anticipated that when viewed from a distance, the Proposed Project would blend into the surrounding area similar to the scattered large-lot residences.

Therefore, the impact to scenic areas would be less than significant, and no mitigation measures are required.

### **Less Than Significant Impact**

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

The Project Site is not located on a state-designated scenic highway.

The County's General Plan (Section IV – Open Space), Policy OS 5.3 designates routes as scenic highways in the County. In the Project vicinity, Amboy Road, from Bullion Mt Road northeast to Amboy is designed as a County scenic route.

The Project Site is located at 78201 Amboy Road, approximately 3 miles east of the intersection with Bullion Mt Road, and is therefore along the approximately 43- mile

portion of Amboy Road designed as a scenic route. A Corridor Protection Program that protects and enhances the scenic resources along the highway has not been designed for this scenic highway.

The Project Site includes renovation of the existing vacant commercial building and several of the existing geodesic metal domes that exist on site. These structures were evaluated for their cultural and historical significance, and they were determined not to have historic value. The former use of the Project Site was a jojoba farm.

Road improvements to Amboy Road in the Project vicinity include the following:

- Dedication of 2 feet along Project Site frontage for public road right-of-way of Amboy Road, to create a 52-foot road right-of-way to San Bernardino County Standard (half-width).
- Widening 29 feet of Amboy Road along the Project frontage from the centerline the Project Site, creating a 40-foot-wide section along the south side of Amboy Road. Roadway pavement transitions will also be installed to connect existing roadway section to the ultimate roadway section noted.
- Install deceleration lanes / roadway striping along the south side of Amboy Road to facilitate safe driveway entrances for both the east and west driveways of the Project Site.
- New separate emergency access / driveway approach turn-in on west side of property.

A monument sign consistent with County standards is also proposed at the main entrance.

There are no trees, rock outcroppings, or historic buildings within the Project Site, therefore, there would be no impacts to these features. Additionally, the Project Site is not on a State-designated scenic highway.

The Project, located on the south side of Amboy Road proposes an open design concept and would be within the height limitations for Rural Living and Service Commercial thereby not blocking views of the mountain range to the south from Amboy Road. Additionally, because the Project would only occur along approximately 1,000 linear feet of the nearly 43 miles of Amboy Road that is designed by the County as a scenic highway, the impact would be less than significant, and no mitigation measures are required.

### **Less Than Significant Impact**

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

The Project Site is located in a non-urbanized area within the East Desert Region of San Bernardino County. The site would be visible from Amboy Road, which is a County Scenic Route. The Proposed Project is the development of a destination resort hotel with an open concept over 28 acres, and it would therefore change the existing visual character of the site. Under the Rural Living Zone, all structures proposed for development of the Proposed Project cannot exceed 35 feet. Compliance with this height limit would minimize potential obstruction of views of the surrounding mountains and other public views. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

The Project Site contains a vacant commercial building, is undeveloped, and located in a rural area. Therefore, implementation of the Proposed Project would add a new source of light in the area.

The San Bernardino County Development Code, Title 8, Division 3, Chapter 83.07 (“Light Trespass”) relates to the County’s lighting standards with a primary focus on the issue of light pollution and light trespass, with Section 83.07.060 for Mountain and Desert Requirements. Specifically, Section 83.07.040 (a)(2) – Glare and Outdoor Lighting – Mountain and Desert Regions. It states:

*Shielding requirements. New permitted lighting for new construction, unless exempt in compliance with Subsection 83.07.040(e) (Exempt lighting and fixtures), below, shall be shielded in compliance with the requirements outlined in Table 83-7 (Shielding Requirements for Outdoor Lighting in the Mountain Region and Desert Region), in order to preclude light pollution or light trespass on:*

- (A) Adjacent property;*
- (B) Other property within the line of sight (direct or reflected) of the light source; or*
- (C) Members of the public who may be traveling on adjacent roadways or rights-of-way.*

The Wonder Inn project is being designed to meet the SBC Dark Sky Ordinance no. 4419 standards as follows:

- All outdoor light fixtures will be selected with max 3,000 Kelvin lumen output, per section 83.07.040 (b) (2).
- The following outdoor fixtures are being specified for the project and all adhere to Mountain and Desert Requirements section 83.7.060:
  - Building Lighting – Lithonia Lighting WSQ LED Architectural Wall Sconces (at all exterior building door entries/exits) Zero upright and Nighttime Friendly product. See attached for specs.

- Pathway lighting fixtures – Foreveer Bright SPJ-CC24-2REC. (for all pathway lighting around the immediate project site) See attached for specs.
- Motion Sensors – Legrand Wattstopper Outdoor PIR Motion Sensor (motion sensors intended to be connected to lighting system to meet section 83.07.060 (c) Automated Controls.)
- Parking lot Pole Lighting – Lithonia Lighting D-Series Size 1 (at all parking lot locations) Equipped with photocontrol, high/low motion/ambient sensors, external glare shield, zero uplight and Nighttime Friendly product.
- All outdoor lighting will be extinguished by 11:00pm per section 83.07.060 (d) Dark Sky Curfew. This will be accomplished either by internal photocell control or motion control devices depending on inherent fixture capabilities.

All outdoor lighting would be located/orientated so that there is no light trespass exceeding one-tenths foot- candles measured at adjacent property lines, per section 83.07.060 (f) Allowable Light Trespass.

Any additional outdoor fixtures selected for the project, and not listed above, will be held to the same standards and requirements as listed in the Dark Sky Ordinance and subsequent subsections for Desert requirements.

The Proposed Project would be designed to adhere to these lighting standards, to ensure that the Project does not create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area. Demonstration of compliance would be required prior to issuance of a building permit. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>II.</b>	<b>AGRICULTURE AND FORESTRY RESOURCES</b> - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				

- |    |   |                          |                          |                                     |                                     |
|----|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) | Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) | Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) | Result in the loss of forest land or conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

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

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

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

The Project Site is located within the East Desert Region of the County. There is no mapped important farmland in the East Desert Region.<sup>1</sup> Therefore, the Proposed Project would not convert farmland to a non-agricultural use. No impacts are identified or are anticipated, and no mitigation measures are required.

**No Impact**

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

<sup>1</sup> San Bernardino County. San Bernardino Countywide Policy Plan Draft EIR. Chapter 5.2 Agriculture and Forestry Resources.

The Project Site is not under, or adjacent to any lands under a Williamson Act Contract.<sup>2,3</sup> The parcel has a current zoning of Rural Living (RL-5) and Service Commercial (CS). With the approval of the CUP and zone change, 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) *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))?*

The Project Site is currently zoned Rural Living (RL-5) and Service Commercial (CS). 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**

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

The Project area supports a mixture of undeveloped, developed, and disturbed land. According to historic aerials and local records, the northern portion of the Project Site and existing development therein formerly supported a post office, a jojoba farm, and most recently an artists' retreat and psychedelic meditation center. The remainder of the site supports creosote scrub and weedy, ruderal vegetation. No forest land exists on site and no impact to forest lands will occur.

**No Impact**

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

The Project Site is currently zoned Rural Living and Service Commercial. The site was formerly a jojoba farm from approximately 1996 until within the last five years when it ceased operations (the date it ceased operations is not known). Implementation of the Proposed Project would not involve other changes in the existing environment that could result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. No impacts are identified or are anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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<sup>2</sup> San Bernardino County. San Bernardino Countywide Policy Plan Draft EIR. Figure 5.2-1 "Agricultural Resources."

<sup>3</sup> San Bernardino County. NR-5 Agricultural Resources.

<https://www.arcgis.com/apps/webappviewer/index.html?id=fcb9bc427d2a4c5a981f97547a0e3688>. Accessed April 1, 2021.

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

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

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

**Countywide Policy Plan; Submitted Project Materials; Air Quality, Greenhouse Gas and Energy Impact Study, MD Acoustics, LLC, August 18, 2022 (Appendix A)**

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

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. An example of a non-conforming project would be one that increases the gross number of dwelling units, increases the number of trips, and/or increases the overall vehicle miles traveled in an affected area (relative to the applicable land use plan). The "one map approach" is employed by the County of San Bernardino, as it permits the use of a single map showing both General Plan land use designations and zoning classifications. The one-map approach assures that there will always be land use consistency between the County's General Plan and its Zoning Code.

The Project site is located within unincorporated San Bernardino County. The Proposed Project would be a 106-room hotel. Per the County's Land Use Zoning District map, the current land use zoning district is Service Commercial (CS) for 3.18 acres of the site with the remainder currently zoned as Rural Living Residential (RL-5). The Project would include General Plan Amendment (PROJ-2021-00163) to change approximately 28 acres of Rural Living Residential zoning to Service Commercial, adjacent to the existing 3 acres of Service Commercial. As shown by the results of the air emissions modeling for the Project (Appendix A), the Project's emissions do not exceed the MDAQMD thresholds during either short-term construction or long-term operation of the Project. Therefore, as the Project is a residential use, the Proposed Project is not anticipated to exceed the Attainment Plan assumptions for the Project Site. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

An Air Quality, Greenhouse Gas and Energy Impact Study was prepared for the Proposed Project by MD Acoustics, LLC (Appendix A). Construction and operational emissions were screened using CalEEMod version 2020.4.0.

The MDAQMD currently recommends that projects with construction-related and/or operational emissions that exceed any of the following emissions thresholds should be considered significant:

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

### Construction Emissions

The analysis in Appendix A assessed the emissions associated with the construction of the Proposed Project. Per the site plan, the overall area to be disturbed during construction of the Proposed Project was estimated to be approximately 28 acres. Per the Applicant, the Proposed Project construction is estimated at eight to 10 months. This was conservatively estimated in CalEEMod as a six-month construction period beginning August 2021 and operation of the project beginning in 2023. The phases of the construction activities which have been analyzed below are: 1) site preparation, 2) grading, 3) building, 4) paving, and 5) architectural coating.

The construction emissions for the Proposed Project would not exceed MDAQMD's daily emissions thresholds as demonstrated in Table 2, and therefore impacts would be considered less than significant.

**Table 2  
 Regional Significance - Construction Emissions (pounds/day)**

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO2	PM10	PM2.5
Site Preparation	3.25	33.13	20.44	0.04	9.48	5.48
Grading	3.71	38.90	29.87	0.06	4.37	2.87
Building Construction	3.76	24.29	36.16	0.10	6.62	2.40
Paving	1.33	10.23	15.15	0.02	0.68	0.51
Architectural Coating	39.66	1.51	4.94	0.01	1.00	0.32
<b>Total of all phases</b>	<b>51.70</b>	<b>108.06</b>	<b>106.56</b>	<b>0.24</b>	<b>22.16</b>	<b>11.59</b>
<b>MDAQMD Thresholds</b>	<b>137</b>	<b>137</b>	<b>548</b>	<b>137</b>	<b>82</b>	<b>65</b>
<b>Exceeds Thresholds</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
Activity	Pollutant Emissions (tons/year)					
Annual Emissions	0.72	2.51	3.05	0.01	0.58	0.24
<b>MDAQMD Annual Thresholds</b>	<b>25</b>	<b>25</b>	<b>100</b>	<b>25</b>	<b>15</b>	<b>12</b>
<b>Exceeds Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Operational Emissions

Operational or long-term emissions would occur over the life of the Proposed Project. For purposes of analyzing mobile source emissions, per the traffic assessment, the Project would generate approximately 604 trips per day. Emissions would also occur from area sources such as the consumption of propane for heating, hearths, 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 2023, 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 3.

**Table 3  
 Regional Significance – Operational Emissions (tons/year)**

Activity	Pollutant Emissions (tons/year) <sup>1</sup>					
	VOC	NOx	CO	SO2	PM10	PM2.5
Area Sources <sup>2</sup>	1.66	0.00	0.03	0.00	0.00	0.00
Energy Usage <sup>3</sup>	0.10	0.90	0.76	0.01	0.07	0.07
Mobile Sources <sup>4</sup>	2.68	3.93	23.19	0.05	4.57	1.29
<b>Total Emissions</b>	<b>4.44</b>	<b>4.83</b>	<b>23.98</b>	<b>0.06</b>	<b>4.64</b>	<b>1.36</b>
MDAQMD Annual Thresholds	<b>25</b>	<b>25</b>	<b>100</b>	<b>25</b>	<b>15</b>	<b>12</b>
Exceeds Threshold?	No	No	No	No	No	No
Activity	Pollutant Emissions (tons/year) <sup>1</sup>					
Area Sources <sup>2</sup>	0.30	0.00	0.00	0.00	0.00	0.00
Energy Usage <sup>3</sup>	0.02	0.16	0.14	0.00	0.01	0.01
Mobile Sources <sup>4</sup>	0.39	0.57	3.67	0.01	0.77	0.21
<b>Total Emissions</b>	<b>0.72</b>	<b>0.73</b>	<b>3.82</b>	<b>0.01</b>	<b>0.78</b>	<b>0.22</b>
MDAQMD Annual Thresholds	<b>25</b>	<b>25</b>	<b>100</b>	<b>25</b>	<b>15</b>	<b>12</b>
Exceeds Threshold?	No	No	No	No	No	No

Notes:

1 Source: CalEEMod Version 2020.4.0

2 Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.

3 Energy usage consists of emissions from on-site propane usage.

4 Mobile sources consist of emissions from vehicles and road dust.

Table 3 shows that the project does not exceed the MDAQMD regional emissions thresholds. Therefore, operational emissions are considered to be less than significant.

As identified in Tables 2 and 3, construction and operations emissions would not 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. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

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

MDAQMD recommends avoiding siting new sensitive land uses such as residences, schools, daycare centers, playgrounds, or medical facilities within 1,000 feet of a major transportation project (50,000 or more vehicles per day).

The Proposed Project involves the construction of 106 hotel rooms and would be considered to be a sensitive receptor. However, the Project is not considered a major transportation project and is greater than 10,000 feet north of the nearest major road, State Route 62, which has 18,900 average daily vehicle trips.

The closest existing sensitive receptors (to the Project Site) is the residential land use located approximately 1,700 feet northwest across Amboy Road.

### Construction

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the Proposed Project. The Office of Environmental Health Hazard Assessment (OEHHA) has issued the Air Toxic Hot Spots Program Risk Assessment Guidelines and Guidance Manual for the Preparation of Health Risk Assessments, February 2015 to provide a description of the algorithms, recommended exposure variates, cancer and noncancer health values, and the air modeling protocols needed to perform a health risk assessment (HRA) under the Air Toxics Hot Spots Information and Assessment Act of 1987. Hazard identification includes identifying all substances that are evaluated for cancer risk and/or non-cancer acute, 8-hour, and chronic health impacts. In addition, identifying any multi-pathway substances that present a cancer risk or chronic non-cancer hazard via non-inhalation routes of exposure.

Given the relatively limited number of heavy-duty construction equipment anticipated to be utilized on the primarily flat site and the short construction schedule (less than one year), the Proposed Project would not result in a long-term substantial source of toxic air containment emissions and corresponding individual cancer risk. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any regional thresholds (refer to Table 2). Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the Proposed Project.

### Operations

Project operations would generate emissions of NO<sub>x</sub>, ROG, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>, which would not exceed the MDAQMD regional thresholds and would not be expected to result

in ground level concentrations that exceed the NAAQS or CAAQS. Therefore, operation of the project would not result in a cumulatively considerable net increase for non-attainment of criteria pollutants or ozone precursors (refer to Table 3).

The Proposed Project is anticipated to generate approximately 604 daily vehicle trips (including 34 AM and 43 PM peak hour) and therefore does not generate more than 50,000 vehicles per day. A Project-specific HRA is not required or warranted. Impacts to nearby sensitive receptors are considered to be less than significant.

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

### **Less Than Significant Impact**

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

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. 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 emission trash storage areas. As the Project is a destination hotel rather than an industrial use which would be associated with odors, the Project would be designed to the latest County standards with respect to trash enclosures, and the nearest sensitive receptors are located approximately 1,700 feet from the Project boundaries, 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.**

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>IV. BIOLOGICAL RESOURCES - Would the project:</b>				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>
<b>SUBSTANTIATION:</b> (Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database <input type="checkbox"/> ):				

**Countywide Policy Plan; Submitted Project Materials; Habitat Assessment for the Wonder Inn, September 2022, ELMT Consulting (Appendix B-1) and Delineation of State and Federal Jurisdictional Waters for the Wonder Inn, July 2021, ELMT Consulting (Appendix B-2)**

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

A Habitat Assessment and (HA) (Appendix B-1) was prepared for the Proposed Project by ELMT Consulting (ELMT) in July 2021. The purpose of the HA was to address potential project-related impacts on designated critical habitats and/or any special status species protected under the federal Endangered Species Act (ESA), California Endangered Species Act (CESA), California Department of Fish and Wildlife (CDFW) and/or California Native Plant Society (CNPS).

The Project Site is within the *Valley Mountain* quadrangle of the United States Geological Survey's (USGS) 7.5-minute topographic map series, within Section 20 of Township 1 North, Range 10 East. On-site surface elevation ranges from approximately 1,720 to 1,770 feet above mean sea level. Topography on-site generally consists of shallow gently sloping hills and flat areas generally sloping south to north. Based on the Natural Resource Conservation Service (NRCS) Web Soil Survey, the Project Site soils are not mapped. However, the greater area in the vicinity of the site is underlain by a Dune land-Cajon complex. During the field survey performed as part of HA in Appendix B-1, the majority of soils within the Project Site were found to be relatively undisturbed, with the exception of those associated with roads and historic and ongoing disturbance.

A literature review and records search that was conducted as part of the HA in Appendix B-1 identified that there were 10 special status plant species and 15 special status wildlife species that occur in the *Valley Mountain*, and the adjacent *Twentynine Palms* and *East of Valley Mountain* USGS quadrangles.

In addition to the literature review, a general habitat assessment or field investigation of the Project Site was conducted to document existing conditions within the Project Site and assess the potential for special-status biological resources to occur.

The HA in Appendix B-1 determined that the vegetation community consisted of the following:

- **Creosote Bush Scrub.** The dominate plant community, creosote bush scrub, occurs consistently throughout the site, with the exception of the northwest corner, where it occurs in patches. This plant community supports very rocky soils and is dominated by creosote (*Larrea tridentata*). Common plant species observed in this plant community include cryptantha (*Cryptantha* sp.), fringedpod (*Thysanocarpus curvipes*), spineflower (*Chorizanthe rigida*), cotton thorn (*Tetradymia comosa*), Mojave suncup (*Camissonia campestris*), brown-eyed primrose (*Chylismia claviformes*), burro bush (*Ambrosia dumosa*), cheesebrush (*Ambrosia salsola*), golden cholla (*Cylindropuntia echinocarpa*), and California threeawn (*Aristida californica*).

- **Agricultural.** The agricultural land cover occurs in the northern boundary of the Project Site, adjacent to the existing building, and supports an formerly active jojoba (*Simmondsia chinensis*) farm. Existing water pipelines and drip systems were observed throughout this area that provided water to the jojoba plants. This agricultural area is dominated by existing jojoba plants, that are no longer actively cultivated.

The HA in Appendix B-1 determined that there are no sensitive habitat communities that are present on site.

#### Critical Habitat

There is no USFWS-designated critical habitat for any species within 3.5 miles of the Project Site. Therefore, no loss or adverse modification of federally designated Critical Habitat will occur from implementation of the proposed project.

#### Special Status Plants

No special-status plant species were observed on-site during the field investigation, which was conducted during the blooming period for some of the special-status plant species.

The western Joshua tree was granted candidate status under the California Endangered Species Act on September 25, 2020. This species is endemic to the Mojave Desert and occupies an elevation range of 1,600 and 6,660 feet above mean sea level. This species is recognized in several vegetation communities in varying densities. Known occupied communities include sagebrush scrub, desert shrub, southwestern shrub steppe, pinyon-juniper woodland, and desert grasslands. No Joshua Trees were identified on the Project Site.

#### Special Status Wildlife

No special-status wildlife species were observed on-site during the field survey performed as part of the HA in Appendix B-1. Based on habitat requirements for specific species and the availability and quality of onsite habitats, the HA in Appendix B-1 identified that the Proposed Project that the Proposed Project site has a low to moderate potential to support the following as identified in **Table 4 - Summary of Sensitive Species and Potential to Occur**, although none of the species in Table 3 were identified in the field survey in Appendix B-1.

**Table 4**  
**Summary of Sensitive Species and Potential to Occur**

Common Name	Scientific Name	Potential To Occur
Burrowing Owl Fed: None State: SSC	<i>Athene cunicularia</i>	<i>Low</i> The project site provides line-of-site opportunity favored by burrowing owls. However, the site does not support suitable burrows (>4 inch diameter).
Palid Bat Fed: None State: SSC	<i>Antrozous pallidus</i>	<i>Low</i> Suitable foraging habitat is present within the Project Site. On-site structures provide marginal roosting opportunities.
Spotted Bat Fed: None State: SSC	<i>Euderma maculatum</i>	<i>Low</i> Suitable foraging habitat is present within the Project Site. On-site structures provide marginal roosting opportunities.
Le Conte's thrasher Fed: None State: SSC	<i>Toxostoma lecontei</i>	<i>Low</i> Marginal habitat is present within the project site
Prairie Falcon Fed: None State: Watch List	<i>Falco mexicanus</i>	<i>Low</i> The open area in the southern portion of the site offers suitable foraging habitat. The Bullion Mountains to the north and Pinto Mountains to the south provide suitable nesting opportunities.
Loggerhead Shrike State: SSC	<i>Lanius ludovicianus</i>	<i>Moderate</i> Suitable habitat is present within the project site.
Desert tortoise Fed: Threatened State: Threatened	<i>Gopherus agassizii</i>	<i>Low</i> The uninterrupted creosote bush scrub in the southern portion of the Project Site provides suitable foraging habitat for this species; however, soils on-site are very rocky and tend to be unsuitable for burrow construction.. No desert tortoises or sign (i.e. scat, burrows, carapaces) were observed on-site.

Nesting and Sensitive Birds

The federal Migratory Bird Treaty Act (MBTA) of 1918 provides protection for nesting birds that are both residents and migrants whether or not they are considered sensitive by resource agencies. No active nests or nesting behaviors were observed during the field investigation.

The creosote bush scrub plant community and various structures on-site provide suitable foraging and nesting habitat for year-round and seasonal avian residents, as well as migrating songbirds that have adapted to conditions in the Mojave Desert.

The Burrowing Owl (BUOW) is a State and federal Species of Special Concern. The result of the survey in Appendix B-1 was that no historical or current evidence of BUOW

occupation was found in the survey area. No BUOW individuals or sign including pellets, feathers or white wash were observed. Therefore, BUOW are currently absent from the Project Site.

Le Conte's thrasher was neither observed nor detected on-site during the avian auditory and visual survey. Therefore, Le Conte's thrasher is currently absent from the Project Site.

### Sensitive Wildlife

**Desert Tortoise.** The Desert Tortoise is a State- and federally listed threatened species. There are no documented Desert Tortoise occurrences on site or directly adjacent to the Project Site. Per the USFWS Desert Tortoise Critical Habitat overlay, the Project Site is not within any USFWS-designated Desert Tortoise Critical Habitat. The undeveloped portions of the project site are dominated by creosote bush scrub plant communities that have the potential to provide suitable habitat for desert tortoise. Despite a systematic search of the Project Site, no live tortoises, suitable burrows or signs were observed on the project site during the site investigation. Based on the results of the field investigation and lack of suitable burrows and no observed sign, desert tortoise was determined to have a low potential to occur onsite.

The Proposed Project may have potential significant impacts on candidate, sensitive or special status species. Therefore, Mitigation Measures BIO-1 through BIO-4 for pre-construction surveys should be implemented.

#### **Mitigation Measure BIO-1:**

**Pre-Construction Nesting Bird Clearance Survey.** All construction activities shall comply with the federal Migratory Bird Treaty Act of 1918 (MBTA) and California Fish and Game Code Sections 3503, 3511 and 3513. The MBTA governs the taking and killing of migratory birds, their eggs, parts, and nests and prohibits the take of any migratory bird, their eggs, parts, and nests. Compliance with the MBTA shall be accomplished by completing the following:

Construction activities involving vegetation removal shall be conducted between September 1 and January 31. If construction occurs inside the peak nesting season (between February 1 and August 31), a pre-construction survey by a qualified Biologist shall be conducted within 72 hours prior to construction activities to identify any active nesting locations. If the Biologist does not find any active nests, the construction work shall be allowed to proceed. The biologist conducting the clearance survey shall document a negative survey with a report indicating that no impacts to active avian nests shall occur.

If the Biologist finds an active nest within the pre-construction survey area and determines that the nest may be impacted, the Biologist shall delineate an appropriate buffer zone around the nest. The size of the buffer shall be determined by the Biologist and shall be based on the nesting species, its sensitivity to disturbance, expected types of disturbance, and location in relation to the construction activities. These buffers are typically 300 feet from the nests of non-listed species and 500 feet from the nests of raptors and listed species. Any active

nests observed during the survey shall be mapped on an aerial photograph. Only construction activities (if any) that have been approved by a Biological Monitor shall take place within the buffer zone until the nest is vacated. The Biologist shall serve as a Construction Monitor when construction activities take place near active nest areas to ensure that no inadvertent impacts on these nests occur. Results of the pre-construction survey and any subsequent monitoring shall be provided to the Property Owner/Developer and the City. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds.

**Mitigation Measure BIO-2:**

**Pre-Construction Bat Surveys.** No less than 60 days prior to initiating Project activities, the Project biologist shall conduct a bat roosting habitat suitability assessment of any vegetation that may be removed, altered, or indirectly impacted by the Project activities. Any locations with potential to support roosting bats shall be surveyed by the Project biologist using an appropriate combination of structure inspection, sampling, exit counts, and acoustic surveys. Surveys shall be conducted during the appropriate time of day/night to ensure detection of bats. The results of the pre-construction bat surveys shall be submitted to CDFW for review no less than 30 days prior to the initiation of Project activities. If the presence of bats within the Project is confirmed, avoidance and minimization measures, including the designation of buffers based upon what bat species are found, and phased removal of trees, shall be developed and submitted to CDFW for review and approval. If the site supports maternity roosts, Applicant shall avoid disturbing those areas during the breeding season and shall compensate for impacts and losses to maternity roosts and/or special-status bat habitat through a mitigation strategy approved by CDFW.

**Mitigation Measure BIO-3:**

**Pre-Construction Desert Tortoise Clearance Survey.** A pre-construction clearance survey be conducted thirty (30) days prior to ground disturbing activities in undeveloped areas to confirm the absence of desert tortoise within the boundaries of the survey area. Survey transects should be spaced at 10-meter (33-foot) intervals throughout the undeveloped portions of the project area to provide 100 percent visual coverage and increase the likelihood of locating desert tortoise and/or sign. All burrows, if present, will be thoroughly inspected for the presence of desert tortoise or evidence of recent use using non-intrusive methods (i.e., mirror, digital camera). Burrow characteristics including class, shape, orientation, size, and evidence of deterioration will be recorded on field data sheets. Although not anticipated, if desert tortoise are found onsite during the pre-construction clearance survey, coordination will need to occur with the USFWS and CDFW to determine if avoidance and minimization measures can be implemented to avoid any direct or indirect impacts to desert tortoise, or if "Take" permits will need to be obtained prepared and approved by the USFWS and CDFW.

#### **Mitigation Measure BIO-4:**

**Pre-Construction Burrowing Owl Clearance Survey.** A pre-construction clearance survey shall be conducted prior to any ground disturbance or vegetation removal activities to ensure that burrowing owls remain absent, and impacts do not occur to occupied burrows on or within 500 feet of the project site. In accordance with the CDFW's *Staff Report on Burrowing Owl Mitigation* (CDFW 2012), two (2) pre-construction clearance surveys should be conducted 14 – 30 days and 24 hours prior to any ground disturbance or vegetation removal activities.

With implementation of Mitigation Measures BIO-1 through BIO-4, the Proposed Project would not have a substantial adverse effect on species identified as a candidate, sensitive or special status species.

#### **Less than Significant with Mitigation**

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

There is no riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service present on the Project Site (Appendix B-1). The creosote scrub is not considered a sensitive natural community. There would be no impact, and no mitigation is required.

There are also no state or federally protected wetlands (including, but not limited to, marsh, vernal pool, or coastal) (refer to Appendix B-1).

A Jurisdictional Delineation (JD) of the Project Site (Appendix B-2) was prepared to determine the presence of drainages and the extent of State and federal jurisdictional waters that would be potentially subject to regulation by the U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act (CWA), Regional Water Quality Control Board (RWQCB) under Section 401 of the CWA and Porter Cologne Water Quality Control Act, and CDFW under Section 1602 of the California Fish and Game Code (FGC). The JD identified 12 unnamed ephemeral drainage features within the boundaries of the 132 acres of the Project Site (Exhibit 6). All of the onsite drainage features were observed to generally flow in a south to north direction across the Project Site. The JD determined that the drainage features only convey surface flow in direct response to precipitation, and do not support riparian vegetation. However, because the Project would occur over approximately 28 acres, not all of the on-site drainages would be impacted by the Project development. One drainage was identified to intersect a conceptual stormwater basin. However, the applicant has indicated that the Project would redesign the stormwater basin to avoid this basin.

The onsite drainage features, after flowing offsite, eventually infiltrate and flow into a larger drainage feature to the north that flows in a west to east direction, and ultimately flows into Dale Lake (a dry lake) southeast of the site. The onsite drainage features do not have a surface hydrologic connection to downstream waters of the United States, and therefore do not meet the definition of being a federal water of the U.S. where compliance with the CWA, Section 404 as administered through the USACE would be required. The Regional Water Quality Control Board also administers Section 401 of the CWA. If a Section 404 compliance is not required, then neither will the Section 401 compliance be required. However, compliance with the State Porter-Cologne Water Quality Act and the CDFW jurisdictional streambed regulations would apply.

Project compliance with the California FGC and Porter Cologne Water Quality Control Act (as applicable) prior to issuance of grading permits would ensure no significant impacts occur. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

Wildlife movement and the fragmentation of wildlife habitat are recognized as critical issues that must be considered in assessing impacts to wildlife. Habitat fragmentation is the division or breaking up of larger habitat areas into smaller areas that may or may not be capable of independently sustaining wildlife and plant populations. Habitat linkages provide connections between larger habitat areas that are separated by development. Wildlife corridors are similar to linkages but provide specific opportunities for animals to disperse or migrate between areas. Habitat linkages provide links between larger undeveloped habitat areas that are separated by development.

A corridor can be defined as a linear landscape feature of sufficient width to allow animal movement between two comparatively undisturbed habitat fragments. Adequate cover is essential for a corridor to function as a wildlife movement area. It is possible for a habitat corridor to be adequate for one species yet inadequate for others. Wildlife corridors are significant features for dispersal, seasonal migration, breeding, and foraging. Additionally, open space can provide a buffer against both human disturbance and natural fluctuations in resources.

According to the San Bernardino County General Plan, the Project Site has not been identified as occurring within a Wildlife Corridor or Linkage. The open and natural habitats on and surrounding the Project Site allow for local wildlife to move from the Project Site into the undeveloped areas surrounding the Project Site in search of food, shelter, or nesting habitat.

As designated by the San Bernardino County General Plan Open Space Element, the nearest major open space documented within the vicinity of the project site occurs approximately 4.5 miles northeast of the Project Site, within the foothills of the Bullion Mountains beyond Amboy Road.

The Project Site occurs in a largely undeveloped area on the outskirts of the City of Twentynine Palms, with the Bullion Mountains to the north and the Pinto Mountains to the south. The area immediately surrounding the Project Site consists largely of undeveloped land with scattered residential and agricultural developments.

Due to the openness of the habitats surrounding the site, it could be expected that the area supports wildlife movement between the Bullion and Pinto Mountains. However, the Project footprint accounts for a minimal portion of the area and does not support riparian corridors or creeks or “stepping-stone” habitats commonly associated with wildlife movement. As such, implementation of the proposed project is not expected to have a significant impact to wildlife movement opportunities or prevent local wildlife movement through the area since there is ample habitat adjacent to the Project Site to support wildlife movement opportunities. No significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

San Bernardino County Development Code – Plant Protection and Management (Chapter 88.01; San Bernardino County 2009) identifies various native desert plants that require a permit from the County prior to removal. None of the plants identified by San Bernardino County as requiring a permit were observed on-site during the field investigation.

### **No Impact**

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

The General Plan does not identify the Project site, nor the vicinity to be within a Habitat Conservation Plan (HCP) and will not conflict with the provisions of an adopted HCP, Natural Community Conservation Plan (NCCP), or other approved local, regional or State HCP since there is no adopted HCP or NCCP in the Project area or local region. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

### **No Impact**

**Therefore, no significant adverse impacts are identified or anticipated with the implementation of Mitigation Measures BIO-1, BIO-2, BIO-3 and BIO-4.**

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>V. CULTURAL RESOURCES - Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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):  
**Cultural Resources Assessment, BCR Consulting, July 22, 2021 (Appendix C)**

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

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

A Cultural Resources Assessment/Inventory was prepared for the Proposed Project by BCR Consulting LLC (Appendix C) 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, BCR Consulting conducted a historical/archaeological resources records search, pursued historical background research, contacted Native American representatives, and carried out a systematic field survey.

The assessment identified that the existing building on site, which the Proposed Project will remodel into the Project clubhouse, was constructed in 1962. No contemporaneous newspaper stories or building permits have confirmed its original use, however, news outlets and websites circulated a story that the building was originally a post office designed by renowned Palm Springs architect Donald Wexler in 1962. Additional research, however, did not reveal any contemporaneous reporting on a post office in Wonder Valley or any building designed by Wexler east of Twentynine Palms. The placement of a post office in a remote location away from a population center is not consistent with typical US Postal Service practice, and the area was undeveloped desert in the middle decades of the twentieth century. Other local sources state that the building was a telephone exchange and/or a Southern California Edison substation; both plausible uses for a simple concrete masonry unit building in this location.

In 1981, the parcel of land was purchased by David Williams and his wife Priscilla. The couple developed the property as a jojoba, farm, a type of agriculture that became

popular locally during the late 1970s and early 1980s. By the mid-1990s, aerial photographs show that the area around the building was under cultivation and its immediate vicinity was landscaped and appeared to be in use as a residence. They owned the property until 2001 when it was transferred to the Williams Family 2000 Trust. In 2003, the High Desert Test Sites project was created by Andrea Zittel and Aurora Tang, bringing various artists to the Joshua Tree area. In 2005, Henry Ittleson and his wife Margot purchased the property. Margot Ittleson was a fashion designer from New York who transformed the interior of the building. She and her husband designed the pyramid structures that surround the building as well. It took over two years of intensive labor for their vision to come to reality. Henry and Margot Ittleson owned the property for 15 years until it was purchased by its current owners, which is the Project Applicant.

State law provides that in order for a property to be considered eligible for listing in the California Register, it must be found by the Office of Historic Preservation (OHP) to be significant under any of four criteria summarized as follows: 1) association with US, State or Local history; 2) associated with important persons; 3) embodies a distinctive method of construction; or 4) has the potential to yield important information to history or pre-history.

The Cultural Resources Assessment in Appendix C identified that the existing commercial building was developed within the general context of postwar population growth in the Wonder Valley area. Considerable research, however has not revealed important associations between subject property and the history of the region. It is therefore not recommended eligible for the California Register under Criterion 1. Criterion 2: Research has not revealed any association between the property and persons important to our history. Criterion 3: The building is an ordinary example of a mid-century modern commercial/industrial building and is not architecturally significant. It is similar to many buildings designed during the era with utilitarian and cost-effectiveness as primary goals. It lacks the distinction of landmark examples of mid-century modern architecture. Therefore, the commercial building does not embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual or possess high artistic values. Criterion 4: Buildings can occasionally be important sources of information about building materials and techniques, however this building is an example of a well understood property type and as such has limited potential to yield data.

As a result of the analysis in Appendix C, the commercial building is not recommended eligible for the California Register and is therefore not recommended a "historical resource" under CEQA.

The County of San Bernardino consulted with tribal entities in accordance with AB52 and SB18. The San Manuel Band of Mission Indians (SMBMI) identified that the proposed project area exists within Serrano ancestral territory and, therefore, is of interest to the Tribe. However, due to the nature and location of the Proposed Project, and given the SMBMI Cultural Resources Department's present state of knowledge, the SMBMI indicated they had no concerns with the Project's implementation. However, the SMBMI requested that the mitigation measures be included in the Project approvals to protect potential tribal archaeological resources. Mitigation Measures CR-1 and CR-2 are included per the SMBMI request.

### **Mitigation Measure CR-1:**

In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

### **Mitigation Measure CR-2:**

If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

Implementation of Mitigation Measure CR-1 and CR-2 would ensure that no significant impacts to archaeological resources would occur.

### **Less than Significant with Mitigation**

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

Construction activities, particularly grading, could potentially disturb human remains interred outside of a formal cemetery. To ensure adequate and compliant management of any buried remains that may be identified during project development, the following mitigation measure is required as a condition of project approval to reduce any potential impacts to a less than significant level.

### **Mitigation Measure CR-3:**

**Discovery of Human Remains.** If, at any time, evidence of human remains (or suspected human remains) are uncovered, the County Coroner must be contacted immediately and permitted to examine the find in situ. A buffer must be established around the find (minimum of 50 feet) and the consulting archaeologist must also be notified.

If the remains are determined to be of Native American origin, the Coroner will contact the Native American Heritage Commission and the Most Likely Descendant (MLD) will be named. In consultation with the MLD, the County, project proponent, and consulting archaeologist, the disposition of the remains will be determined. Any costs incurred will be the responsibility of the project proponent/property owner.

If the remains are determined to be archaeological, but non-Native American, the consulting archaeologist will oversee the removal, analysis, and disposition of the remains. Any costs incurred will be the responsibility of the project proponent/property owner.

If the remains are determined to be of forensic value, the County Coroner will arrange for their removal, analysis, and disposition. The Coroner's activities will not involve any costs to the project proponent/property owner.

If human remains are encountered during the undertaking, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

With implementation of Mitigation Measure CR-3, the Proposed Project would not have a significant impact on human remains.

**Less than Significant with Mitigation**

**Therefore, no significant adverse impacts are identified or anticipated with the implementation of mitigation measures CR-1, CR-2 and CR-3.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>VI. ENERGY – Would the project:</b>				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b><i>SUBSTANTIATION:</i></b>				
<b><i>California Energy Consumption Database; Title 24 Building Energy Efficiency Standards; Submitted Project Materials; Air Quality, Greenhouse Gas and Energy Impact Study, MD Acoustics, LLC, March 24, 2022 (Appendix A)</i></b>				

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

The Project would not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation. Information from the CalEEMod 2020.4.0 Daily and Annual Outputs contained in the air quality and greenhouse gas analyses (Appendix A) were utilized for this analysis. The CalEEMod outputs detail Project related construction equipment, transportation energy demands, and facility energy demands. Electricity used for the Project during construction and operations would be provided by Southern California Edison, which serves more than 15 million customers. SCE derives electricity from varied energy resources including: fossil fuels, hydroelectric generators, nuclear power plants, geothermal power plants, solar power generation, and wind farms. Natural gas would be provided to the Project by Southern California Gas (SoCalGas). Project-related vehicle trip energy consumption will be predominantly gasoline and diesel fuel. Gasoline (and other vehicle fuels) are commercially provided commodities and would be available to the Project patrons and employees via commercial outlets.

#### *Construction Energy*

The Project's estimated energy consumption during construction is provided in Appendix A (refer to Tables 13-19 in Appendix A). In summary, the usage was estimated as follows:

- Table 13: Project Construction Power Cost and Electricity Usage: 14,257 kWh.
- Table 14: Construction Equipment Fuel Consumption Estimates: 32,206 gallons of diesel fuel.
- Table 15: Construction Worker Fuel Consumption Estimates: 28,087 gallons.
- Table 16: Construction Vendor Fuel Consumption Estimates (Medium Heavy Duty Trucks): 23,281 gallons.
- Table 17: Construction Hauling Fuel Consumption Estimates (Heavy Heavy Duty Trucks): 0 gallons (No hauling trips by Heavy Duty trucks are anticipated for the Project as there would be no demolition, the site is anticipated to balance for the grading phase, and vendors would utilize medium heavy duty trucks to transport materials; refer to Table 6 for construction vendor fuel consumption).

Construction of the Proposed Project would require the typical use of energy resources. There are no unusual Project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Project construction is required to comply with applicable California Air Resources Board (CARB) regulations regarding retrofitting, repowering, or replacement of diesel off-road construction equipment. Additionally, CARB has adopted the Airborne Toxic Control Measure to limit heavy-duty diesel motor vehicle idling in order to reduce public exposure to diesel particulate matter and other Toxic Air Contaminants. Compliance with these measures would result in a more efficient use of construction-related energy and would minimize or eliminate wasteful or

unnecessary consumption of energy. Idling restrictions and the use of newer engines and equipment would result in less fuel combustion and energy consumption.

Additionally, as required by California Code of Regulations Title 13, Motor Vehicles, Section 2449(d)(3) Idling, limits idling times of construction vehicles to no more than five minutes, thereby minimizing or eliminating unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Enforcement of idling limitations is realized through periodic site inspections conducted by County building officials, and/or in response to citizen complaints

Therefore, Project compliance with State regulations will reduce impacts to less than significant and no mitigation is required.

### *Operations*

Energy consumption in support of or related to project operations would include transportation energy demands (energy consumed by employee and patron vehicles accessing the project site) and facilities energy demands (energy consumed by building operations and site maintenance activities).

To model the Proposed Project's energy usage, the vehicle fleet mix was used as determined in the CalEEMod output from the air quality and greenhouse gas analysis (Appendix A). The Proposed Project was modeled to generate approximately 6,968 trips per day as a worst-case scenario and includes both trucks and automobiles (Appendix A). Table 18 in Appendix A shows that an estimated 146,474 gallons of fuel would be consumed per year for the operation of the Proposed Project. The State of California consumed approximately 4.2 billion gallons of diesel and 15.1 billion gallons of gasoline in 2015. Therefore, the increase in fuel consumption from the Proposed Project is insignificant in comparison to the State's demand. Therefore, Project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

Table 19 in Appendix A identifies that the Project's annual operational energy demand according to the CalEEMod 2020.4.0 model annual output would be as follows:

- Propane – Hotel: 3,349,380 kBTU/year
- Electricity – Hotel: 982,959 kWh/year
- Electricity – Parking Lot: 28,700 kWh/year

In 2020, the non-residential sector of the County of San Bernardino consumed approximately 9,866 million kWh of electricity. In addition, the estimated propane consumption for the proposed project is approximately 3,349,380 kBTU per year. In 2020, the non-residential sector of the County of San Bernardino consumed approximately 260 million therms of gas (Appendix A). Therefore, the increase in both electricity and propane demand from the proposed project is insignificant compared to the County's 2020 demand.

Energy use in buildings is divided into energy consumed by the built environment and energy consumed by uses that are independent of the construction of the building such

as in plug-in appliances. In California, the California Building Standards Code Title 24 governs energy consumed by the built environment, mechanical systems, and some types of fixed lighting. Non-building energy use, or “plug-in” energy use can be further subdivided by specific end-use (refrigeration, cooking, appliances, etc.). The Proposed Project is required to comply with Title 24 standards, which require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials.

The Proposed Project has been designed to comply with the 2019 Building Energy Efficiency Standards. 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) *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

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). The Proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted to reduce GHG 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 significant impacts are identified or anticipated, and no mitigation measures are required.**

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

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

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area
 

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| ii. Strong seismic ground shaking?  | <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):

**Countywide Policy Plan; Submitted Project Materials; Limited Geotechnical Evaluation, The Wonder Inn, GeoTek, November 12, 2021 (Appendix D-1); Percolation Testing for Onsite Sewage Disposal Facility, Sladden Engineering, June 30, 2021 (Appendix D-2); Cultural Resources Assessment, BCR Consulting, July 22, 2021 (Appendix C)**

- 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

A Limited Geotechnical Evaluation was prepared for the Project Site (Appendix D). The Project site is located in Southern California, a seismically active area and susceptible to the effects of seismic activity include rupture of earthquake faults. The proposed development site lies outside of any Alquist Priolo Special Studies Zone (Appendix D). The nearest known active fault is the Mesquite Lake fault located approximately 5 miles to the west. The primary fault zones of the area are found in the western half of the province and have a general northwest-southeast trend. These zones are the San Andreas, Helendale, Lenwood and Lockhart in the Project Site vicinity. In addition to these major zones, there are numerous secondary fault zones in the area and many smaller fault zones in the eastern half of the Mojave Desert geomorphic province. Many of the secondary fault zones in the province have a general east-west trend. More specific to the Project Site, the Project Site is in an area geologically mapped to be underlain by alluvium, and no active faults were determined to be mapped in the immediate Project Site vicinity. Potential for surface rupture on-site is considered low due to the absence of known faults within the immediate Project vicinity. However, rupture potential cannot be dismissed as rupture may occur along unidentified traces that extend from known faults. The Proposed Project would be required to comply with California Building Code requirements, Uniform Fire Code requirements, and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. Compliance with these codes and standards would address potential impacts resulting from an earthquake event. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

#### *ii) Strong seismic ground shaking?*

Although no active faults traverse through the Project site, the site is subject to ground shaking due to faults in the surrounding region. The Project site has a medium ranking for earthquake shaking potential and will experience a lower level of shaking with low frequency. However, ground shaking may result at the Project site due to earthquakes associated with nearby and more distant faults, as is the case for most areas within Southern California. The geotechnical study in Appendix D identified site-specific ground motion parameters for the Project site and estimated 0.678g of peak ground acceleration. 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 San Bernardino County Building Code. The CBC is designed to preclude significant adverse effects associated with strong seismic ground shaking. Compliance can 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, a less than significant impact would occur.

### **Less Than Significant Impact**

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

Liquefaction is a process in which cohesion-less, saturated, fine-grained sand and silt soils lose shear strength due to ground shaking and behave as fluid. Areas overlying

groundwater within 30 to 50 feet of the surface are considered susceptible to liquefaction hazards. Ground failure associated with liquefaction can result in severe damage to structures. The Project Site is not located in an area susceptible to liquefaction.<sup>4</sup> Additionally, the geotechnical study in Appendix D identified that due to the lack of shallow groundwater at the Project Site and relatively dense nature of the subsurface soils, the liquefaction potential for this project is considered low. Therefore, no significant impacts are identified or are anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

#### *iv) Landslides?*

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.<sup>5</sup> Additionally, the geotechnical study in Appendix D noted that the Project Site is relatively flat, and there would be no potential for seismic induced landslides or lateral spreading. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

### **No Impact**

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

The Geotechnical Investigation provided in Appendix D identified that the on-site soils are generally considered suitable for reuse as engineered fill, as required, provided they are free from vegetation, debris, oversized materials (~6 inches) and other deleterious material. The Proposed Project would encompass approximately 28-acres of disturbance 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 (1) or more acres. The General Construction Permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. The SWPPP shall include BMPs to prevent project-related pollutants from impacting surface waters. Construction activities associated with the Project would involve earth movement and the exposure of soil, which would temporarily increase soil erosion susceptibility. In the long-term, development of the Project site would increase impervious surface cover and permanent landscaping, thereby reducing the potential for erosion and loss of topsoil that currently occurs. Once constructed, stormwater runoff generated by the Project would be directed into the Project Site's stormwater basins and landscaping, and no Project related sediment erosion would occur; therefore, a less than significant impact would occur.

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<sup>4</sup> San Bernardino Countywide Policy Plan Draft EIR. Geology and Soils. Figure 5.6-3 "Liquefaction and Landslide Susceptibility."

<sup>5</sup> San Bernardino Countywide Policy Plan Draft EIR. Geology and Soils. Figure 5.6-3 "Liquefaction and Landslide Susceptibility."

### **Less Than Significant Impact**

- c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?*

The portion of the Project Site to be developed is relatively flat with no prominent geologic features. The Project Site is not within an area susceptible to liquefaction or landslides.<sup>6</sup> In addition, the Proposed Project would be required to comply with the California Building Code. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

Expansive soils (shrink-swell) are fine-grained clay silts subject to swelling and contracting in relation to the amount of moisture present in the soil. Structures built on expansive soils may incur damage due to differential settlement of the soil as expansion and contraction takes place. A high shrink-swell potential indicates a hazard to structures built on or with material having this rating. The Geotechnical Investigation in Appendix D identified the on-site soils as alluvium with a “very low” expansion index of 0-20.

### **Less Than Significant Impact**

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

The Project proposes to construct a septic system as its wastewater system. Sewer lines would be gravity fed to a proposed one-half acre leachfield located near the parking lot on the west side of the Project Site. In 2021, an infiltration test boring on various portions of the Project Site (Appendix D-2). The test results and soil conditions encountered during the infiltration testing indicated “favorable” conditions. The generally rapid percolation rates determined by testing were consistent with the sandy conditions of the near surface soils throughout the site. The septic system would be certified by a qualified professional (P.E., C.E.G., REHS, C-42 contractor) that the system functions properly, meets code, and has the capacity required for the Proposed Project. No significant adverse impact is identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

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<sup>6</sup> San Bernardino Countywide Policy Plan Draft EIR. Geology and Soils. Figure 5.6-3 “Liquefaction and Landslide Susceptibility.”

A paleontological assessment was included as part of the Cultural Resources Assessment located in Appendix C in order to identify the potential for paleontological resource localities that may exist in or near the Project Site. The report in Appendix C identified that the Proposed Project's soils is Holocene alluvial units which are considered to be of high preservation value. However, the material found on the Project Site is unlikely to be fossil material due to the relatively modern associated dates of the deposits. The Western Science Center also reported that it did not have localities within the Project area or within a 1-mile radius. Therefore, there is low potential for paleontological resources to be uncovered at the Project site. No significant adverse impact is 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>
<b>VIII. GREENHOUSE GAS EMISSIONS – Would the project:</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

***SUBSTANTIATION:***

***Countywide Policy Plan; Submitted Project Materials; Air Quality, Greenhouse Gas and Energy Impact Study, MD Acoustics, LLC, March 24, 2022 (Appendix A)***

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

The Project would comply with the MDAQMD regulations and the County of San Bernardino "Greenhouse Gas Emissions Reduction Plan" (GHG Reduction Plan, adopted December 2011). The MDAQMD has identified thresholds of 100,000 tons per year or 548,000 pounds per day of CO<sub>2</sub>e emissions for individual projects. The GHG Reduction Plan includes a two-tiered development review procedure to determine if a project could result in a significant impact related greenhouse gas emissions or otherwise comply with the GHG Reduction Plan pursuant to Section 15183.5 of the state CEQA Guidelines.

The initial screening procedure is to determine if a project will emit 3,000 metric tons of carbon dioxide equivalents (MTCO<sub>2</sub>e) per year or more. Projects that do not exceed

this threshold require no further climate change analysis. Projects exceeding this threshold must meet a minimum 31 percent emissions reduction in order to garner a less than significant determination. This can be met by either (1) achieving 100 points from a menu of mitigation options provided in the GHG Plan or (2) quantifying proposed reduction measures. Projects failing to meet the 31 percent reduction threshold would have a potentially significant impact related to climate change and greenhouse gas emissions.

An Air Quality and Greenhouse Gas Impact Study, dated March 24, 2022, was prepared for the Proposed Project by MD Acoustics, LLC (Appendix A).

Construction

GHG emissions were screened using CalEEMod version 2020.4.0 to quantify potential pollutants from construction. The greenhouse gas emissions from project construction equipment and worker vehicles are shown in **Table 5 – Construction Greenhouse Gas Emissions**. The emissions are from all phases of construction. The total construction emissions amortized over a period of 30 years are estimated at 24.6 metric tons of CO<sub>2</sub>e per year.

**Table 5  
 Construction Greenhouse Gas Emissions**

Activity	Emissions (MTCO <sub>2</sub> e) <sup>1</sup>		
	Onsite	Offsite	Total
Site Preparation	16.9	0.8	17.7
Grading	96.2	3.1	99.3
Building Construction	157.4	450.8	608.1
Paving	20.2	1.3	21.5
Coating	2.6	7.2	9.7
<b>Total</b>	<b>276.3</b>	<b>462.3</b>	<b>738.7</b>
<b>Averaged over 30 years<sup>2</sup></b>	<b>9.2</b>	<b>15.4</b>	<b>24.6</b>

Notes:

<sup>1</sup> MTCO<sub>2</sub>e=metric tons of carbon dioxide equivalents (includes carbon dioxide, methane and nitrous oxide).

<sup>2</sup> The emissions are averaged over 30 years because the average is added to the operational emissions, pursuant to SCAQMD.

\* CalEEMod output (Appendix B)

Operations

Operational emissions occur over the life of the Project. **Table 6 - Opening Year Project-Related Greenhouse Gas Emissions** shows that the subtotal for the Proposed Project would result in annual emissions of 1,119.38 MT CO<sub>2</sub>e per year (without the addition of amortized construction emissions which would add an additional 24.6 MT CO<sub>2</sub>e per year). The total emissions of 1,144.00 MTCO<sub>2</sub>e/year (including amortized construction emissions of 24.6 MT) would not exceed the San Bernardino County screening threshold of 3,000 metric tons per year of CO<sub>2</sub>e. As shown in Table 5, the project’s total GHG emissions would also not exceed the MDAQMD annual threshold of 100,000 MTCO<sub>2</sub>e or the MDAQMD daily threshold of 548,000 pounds of CO<sub>2</sub>e.

**Table 6**  
**Opening Year Project-Related Greenhouse Gas Emissions**

Category	Greenhouse Gas Emissions (Metric Tons/Year) <sup>1</sup>					
	Bio-CO <sub>2</sub>	NonBio-CO <sub>2</sub>	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e
Area Sources <sup>2</sup>	0.00	0.01	0.01	0.00	0.00	0.01
Energy Usage <sup>3</sup>	0.00	358.15	358.15	0.02	0.01	360.14
Mobile Sources <sup>4</sup>	0.00	707.04	707.04	0.05	0.05	719.56
Solid Waste <sup>5</sup>	11.78	0.00	11.78	0.70	0.00	29.18
Water <sup>6</sup>	0.85	6.80	7.65	0.09	0.00	10.49
Construction <sup>7</sup>	0.00	107.08	24.77	0.00	0.00	24.62
<b>Total Emissions</b>	12.63	1,096.77	1,109.40	0.85	0.05	<b>1,144.00</b>
<b>MDAQMD Threshold</b>						<b>100,000</b>
<b>County of San Bernardino GHG Emissions Reduction Plan Threshold</b>						<b>3,000</b>
<b>Exceeds Thresholds?</b>						<b>No</b>

Notes:

- 1 Source: CalEEMod Version 2020.4.0
- 2 Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
- 3 Energy usage consist of GHG emissions from electricity and natural gas usage.
- 4 Mobile sources consist of GHG emissions from vehicles.
- 5 Solid waste includes the CO<sub>2</sub> and CH<sub>4</sub> emissions created from the solid waste placed in landfills.
- 6 Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
- 7 Construction GHG emissions based on a 30 year amortization rate.

The Project's total net operational GHG emissions do not exceed the County's screening threshold of 3,000 MTCO<sub>2</sub>e per year or the MDAQMD's threshold of 100,000 MTCO<sub>2</sub>e per year. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

According to the County of San Bernardino GHG Reduction Plan, the County assesses performance standards as follows:

- *County Performance Standards. All development projects, including those otherwise determined to be exempt from CEQA will be subject to applicable Development Code provisions, including the GHG performance standards, and state requirements, such as the California Building Code requirements for energy efficiency. With the application of the GHG performance standards, projects that are exempt from CEQA and small projects that do not exceed 3,000 MTCO<sub>2</sub>e per year will be considered consistent with the Plan and determined to have a less than significant individual and cumulative impact for GHG emissions. The GHG Reduction Plan also states that "the 3,000 MTCO<sub>2</sub>e per year value was chosen as the medial value and is used in defining small projects that must include the Performance Standards but do not need to use the Screening Tables or alternative GHG mitigation analysis.*

And

- Projects Using Screening Tables. For projects exceeding 3,000 MTCO<sub>2</sub>e per year of GHG emissions, the County will develop Screening Tables as a tool to assist with calculating GHG reduction measures and the determination of a significance finding. Projects that garner a 100 or greater points would not require quantification of project specific GHG emissions. The point system will be devised to ensure project compliance with the reduction measures in the GHG Plan such that the GHG emissions from new development, when considered together with those from existing development, will allow the County to meet its 2020 target and support longer-term reductions in GHG emissions beyond 2020. Consistent with the CEQA Guidelines, such projects are consistent with the Plan and therefore will be determined to have a less than significant individual and cumulative impact for GHG emissions. (See Appendix F for a full description of the Screening Tables and methodology.)*

The Project's total net operational GHG emissions do not exceed the County's screening threshold of 3,000 MTCO<sub>2</sub>e per year. Therefore, the Proposed Project does not need to accrue points using the screening tables and is consistent with the GHG Reduction Plan. The Proposed Project is expected to comply with the performance standards for commercial uses as detailed in the GHG Reduction Plan. The Proposed Project will not result in substantial emissions of greenhouse gases and will not conflict with the GHG Plan. 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>
<b>IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- |   |                          |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?   | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 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"/> | <input 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 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"/> | <input type="checkbox"/>            |

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***SUBSTANTIATION:***

***Submitted Project Materials; EnviroStor Database; San Bernardino Countywide Policy Plan Draft EIR: Hazards and Hazardous Materials; Phase I Environmental Site Assessment, 78201 Amboy Road, Ardent Environmental Group, July 19, 2021 (Appendix E)***

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

Construction

The Proposed Project is the development of a 28-acre, 106-bed hotel. Construction of the Proposed Project would require the routine transport, use, storage, and disposal of limited quantities of common hazardous materials such as gasoline, diesel fuel, oils, solvents, paint, fertilizers, pesticides, and other similar materials. These types of materials are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by federal and state requirements, which the project construction activities are required to strictly adhere to. The use, transport, storage, and disposal of hazardous materials must comply with existing regulations established by several agencies, including the Department of Toxic Substances Control (DTSC), the Environmental Protection Agency (EPA), the US Department of Transportation (USDOT), the Occupational Safety and Health Administration (OSHA), the California

Code of Regulations (CalOSHA), and the State Unified Hazardous Waste and Hazardous Materials Management Regulatory Program.

### Operations

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 Best Management Practices.

Therefore, Project construction and operations would not create a significant hazard to the public or environment due to the use of hazardous materials. Therefore, less than significant impacts would occur, and no mitigation measures are required.

### **Less Than Significant Impact**

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

### Construction

Hazardous or toxic materials transported in association with construction of the Proposed Project may include items such as oils, paints, and fuels. All construction materials would be kept in compliance with State and local regulations.

Based on the age of the existing commercial structure (pre-1970) and that modifications to that structure are part of the Proposed Project, the Phase 1 Environmental Site Assessment (Appendix E) identified that may be asbestos containing materials (ACMs) and lead based paint (LBP). Title 8 of the California Code of Regulations, Section 1529 (8 CCR 1529) outlines the required and notifications and handling of ACMs. Therefore, the applicant is required to comply with all regulations regarding ACMs. Therefore, because the applicant is required to comply with federal, State, and local regulations, impacts associated with the handling, transport, use, and disposal of hazardous materials and the release of hazardous materials into the environment would be less than significant.

### Operations

Operational activities include standard maintenance that involve the use of commercially available products, which would not create significant hazard to the public or the environment through reasonably foreseeable upset or accidental release of hazardous materials into the environment. Therefore, less than significant impacts would occur, and no mitigation measures are required.

### **Less Than Significant Impact**

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

There are no schools within one-quarter mile of the Project Site. Schools are primarily located in the City of Twentynine Palms, approximately 5 miles to the west 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) *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?*

A Phase I Environmental Site Assessment (ESA) was prepared for the Project Site (Appendix E). The ESA included a literature review and field survey. Based on the review of multiple federal, State and local databases, the Project Site was not found to be included on any hazardous materials sites compiled pursuant to Government Code Section 65962.5, therefore, there are no

The ESA identified that from at least 1948 through 1952, the site was vacant land. Sometime before 1970, the existing commercial building was constructed and used for residential purposes through at least 1983. By 1995, the northwestern portion of the site was being used for agricultural purposes, most recently to grow jojoba beans for use in producing jojoba oils. According to regulatory records, the agricultural uses ceased in 2007. At the time of ESA field review, no jojoba production was noted, and the commercial building was vacant.

Further, the ESA identified that in 1996, the San Bernardino County Fire Department (SBCFD) completed a site inspection of the property due to a complaint about cyanide mining wastes being present. According to the property owner, the site was formerly a mining operation for gold but ceased its operations approximately ten years before the SBCFD inspection (approximately 1986). Mercury was used to extract gold from ore, and "...cyanide was not used in any capacity." According to the SBCFD, much of the mining equipment was present, although had not been operational for years. No mining wastes or chemicals were observed on the premises. Based on this information, the SBCFD did not issue violations. Based on ESA, review of historical aerial photographs, topographical maps, and regulatory agency files, identified that there has been no indication of mining operations at the site. Based on this information and the SBCFD inspection report, the mining operations appear to have been minimal and very sporadic, and therefore, large quantities of chemical uses are unlikely. Based on this information, the former mining operations would not be considered an environmental concern to the site, according to the ESA.

According to SBCFD inspection report, the jojoba farming activities included the use of sulfuric acid to reduce the natural soil pH to neutral. According to the former property owner, the natural pH of the soil at the 40-acre jojoba farm is 8. To reduce the pH to 7 and to fertilize the field, 55-gallon containers of sulfuric acid (with a pH of 1 to 2) and urea (a crystalline compound of natural materials used as a fertilizer due to its high nitrogen levels) were mixed in a 200-gallon aboveground storage tank (AST) within secondary

containment. The solution was introduced into the irrigation system (most likely through the use of a drip system) through a venturi tube. Again, no violations were issued by the SBCFD. Based on the types of chemicals used (i.e., acids which naturally degrade to neutral levels over time, and urea which is a naturally occurring fertilizer), and lack of concern by the regulatory agency, there is a low likelihood that these chemicals would have adversely impacted the site.

The ESA identified that a portion of the site began being used for agricultural purposes sometime before 1995. There were no indications in aerial photographs or regulatory agency files of large quantity storage, use, or mixing of pesticides or herbicides. Since organochlorine pesticides (OCPs) and chlorinated herbicides have been discontinued for use in the United States since the 1970s, there is a low likelihood that these chemicals have been used, stored, or mixed at the site. Based on this information, the possible use of agricultural chemical at the site would not be considered an environmental concern.

No hazardous materials sites are located within or in the immediate vicinity of the Project Site. The ESA identified that there is no past use that would have qualified the Project Site to be included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

### **No Impact**

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

The Project Site is located approximately 2 miles north of the Twentynine Palms Airport, but the Project Site is not located within the Airport Runaway Protection Zone.<sup>7</sup> Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

The Project Site is adjacent to Amboy Road, which is not an evacuation route within the County.<sup>8</sup> Access to the Project Site would be provided by four 26-foot-wide driveways off of Amboy Road. Adequate on-site access for emergency vehicles would be verified by the Fire Department 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, no impacts are identified or anticipated, and no mitigation measures are required.

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<sup>7</sup> San Bernardino Countywide Policy Plan Draft EIR. Hazards and Hazardous Materials. Figure 5.8-2 "Airport Safety Zones."

<sup>8</sup> San Bernardino Countywide Policy Plan Draft EIR. Hazards and Hazardous Materials. Table 5.8-10 "Evacuation Routes in San Bernardino County."

**No Impact**

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

The Project Site is not located within a High or Very High Fire Hazard Severity Zone.<sup>9</sup> Fire lanes that are 26 feet wide are proposed throughout the portion of the Project Site to be developed. The Proposed Project is subject to review and approval from the San Bernardino County Fire Marshal. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statues, codes, ordinances, and standards of the San Bernardino County Fire Department. Moreover, the Proposed Project would require a Fire Control Plan as a condition of approval. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>X. HYDROLOGY AND WATER QUALITY - Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<sup>9</sup> San Bernardino Countywide Policy Plan Draft EIR. Hazards and Hazardous Materials. Figure 5.8-6 "Fire Severity and Growth Areas in the East Desert Regions."

- |      |  |                          |                          |                                     |                          |
|------|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iii. | create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv.  | impede or redirect flood flows?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d)   | In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e)   | Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**SUBSTANTIATION:**

***Countywide Policy Plan; Submitted Project Materials; Hydrology Report and Calculations, Transtech Engineers, April 8, 2022 (Appendix F-1); Preliminary Technical Report for Wonder Inn Potable Water System Transient Non-Community Domestic Water Well, Woodard & Curran, Inc., June 8, 2021 (Appendix F-2); Comparative analysis of freshwater usage for a 30-acre jojoba farm and the proposed Wonder Inn in Wonder Valley, CA, PlanetGeek, LLC, August 7, 2022 (Appendix F-3)***

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

The Proposed Project would disturb approximately 28 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 stormwater systems, and to develop and implement a SWPPP. The SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. The SWPPP must include BMPs to prevent project-related pollutants from impacting surface waters.

The RWQCB has issued an area-wide NPDES Storm Water Permit for the County of San Bernardino, the San Bernardino County Flood Control District and the unincorporated areas of San Bernardino County. The implementation of NPDES permits ensures that the State and Federal mandatory standards for the maintenance of clean water are met. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

The Project Site has two existing wells, one of which will serve as the source of domestic, irrigation, and fire suppression water for the Proposed Project. Because the well will be providing water for human consumption to at least 15 service connections or to at least 25 people for at least 60 days per year, the water system proposed for the Project meets the classification as a public water system, more specifically, a transient non-community water system (TNC), which limits the number of employees to less than 25 and limiting guest stays to less than 60 days. It is anticipated that the smaller capacity well, located near the existing commercial building may be used for irrigation only.

The existing water well, located on APN 0625-071-10, approximately 1,000 feet from the main hotel complex, would connect to a on-site water tank proposed to be located near the main hotel complex. The well is not located within 100 feet of a lake, river or creek. The proposed tank would serve fire suppression and daily demands for the hotel operations and guests. The well water testing indicated that it meets the nitrate/nitrite and bacteria standards for a transient non-community water system (Appendix F-2). The well would be treated to reduce iron and manganese to improve aesthetics. As part of the iron and manganese system, the well water will be chlorinated. The well would also be treated to reduce hardness to increase the lifespan of the Inn’s fixtures. As the water has high total dissolved solids (TDS), a reverse osmosis system may also be installed in the future. The TNC designation was approved by the County of San Bernardino Environmental Health Services on August 20, 2021 (Appendix F-2).

The water technical memo in Appendix F-2 also estimated the potential water demand of the Proposed Project as identified in **Table 7 – Estimated Water Demand**. The water demand was based on the initial concept of a 140-room resort hotel. However, the current Proposed Project is 106 rooms.

**Table 7 – Estimated Water Demand**

<b>Hotel Component</b>	<b>Average Annual Demand (gallons per year)</b>	<b>Average Daily Demand (gallons per day)</b>
Guest Rooms	2,177,000	6,000
Public Restrooms	66,100	200
Guest Ice and Laundry	1,104,000	3,000
Commercial Kitchen	2,844,000	7,800
Dishwashing	145,000	400
Pool & Spa	435,700	1,200
<b>Total (gallons per year)</b>	<b>6,771,800</b>	
<b>Total Average Day Demand (ADD) (gpd)</b>		<b>18,600</b>
<b>Total Max Day Demand (ADD x 2) (gpd)</b>		<b>37,200</b>

An analysis as to the potential impacts the Project may have on groundwater supplies was performed (Appendix F-3). The Project Site is within the Dale Valley Basin of the greater Morongo Basin, which covers about 1,000 square miles of several alluvium filled valleys or basins surrounded by mountains. The Dale Valley Basin is located

immediately to the east of the Mesquite Lake Subbasin<sup>10</sup>. Little work has been done on the hydrogeology of the Dale Basin, as it is not a host to significant population, nor does it contain many wells. Its western boundary is the Mesquite Fault, which separates it from the Mesquite Lake Subbasin. The northern boundary is the Bullion Mountains. The southern boundary is the Pinto Mountains. The depth to bedrock in this basin is unknown. Groundwater levels have increased by 0 to 0.7 feet per year in the seven wells for which records exist, although most of the increases are due to single or few anomalously low water levels at the beginnings of the periods of record. Water levels within this basin have been basically stable since about 1960. The Twentynine Palms Water District has not pumped from this basin historically and has no production wells in this basin.

The Project Site was formerly a 30-acre jojoba farm for since sometime before 1995, and ceased operations in the last several years, but the date is unknown. The analysis in Appendix F-3 identified that jojoba production is most efficient when the plants are irrigated at a rate of 0.973 acre-feet (317,000 gals) of water per year, per acre of farmed land. Using this volume as a standard, the total amount of water used to irrigate the 30 acres of farmland would be approximately 35.04 acre-feet (9.51 million gallons) annually.

The analysis in Appendix F-2 identified that the Proposed Project is estimated to utilize 20.7 acre feet annually (approximately 6.7 million gallons). Therefore, the Proposed Project is anticipated to consume approximately 14.29 acre feet less annually than the jojoba farm had previously for decades. Additionally, the hotel would be equipped with modern low-flow fixtures, and the Proposed Project includes a grey water reclamation system that would return approximately 65 percent of the hotel's consumption to the aquifer. Therefore, the Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*
  - i) *Result in substantial erosion or siltation on- or off-site;*

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. The Construction General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list BMPs to avoid and minimize soil erosion. Adherence to BMPs would prevent substantial soil erosion or the loss of topsoil. Natural infiltration capacity would be maximized by incorporating a design that promotes water retention through placement of proposed landscape, soil

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<sup>10</sup> Kennedy-Jenks, May 28, 2014, *Final Report, Groundwater Management Plan-2014 Update, prepared for the Twentynine Palms Water District.*

development, grading techniques, and allowing natural drainage into the landscaped areas. Existing vegetation will be protected in place to the extent feasible. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

- ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;*
- iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or*
- iv) Impede or redirect flood flows?*

A Hydrology Study, dated April 8, 2022, was prepared for the Proposed Project by Transtech Engineers (Appendix F-1). The lay of land in the Project Site is characterized by a gently sloping down terrain of about 2 percent to the north with some vegetative cover (desert brush). The Project Site has type "C" soil, as defined in the San Bernardino Hydrology Manual. The area of the Project development does not have "blue line" or drainage streams that may be impacted by the Proposed Project. While the southern portion and eastern portion of the Project Site does contain several drainages (Appendix B), the Project Site is relatively flat in terrain, and there are no drainage courses with definite flow line that are present within the Project area to be developed. One drainage is present on the eastern portion of the Project Site, in an area where a potential stormwater basin is conceptually planned. However, the final stormwater basin location can be designed so that it does not impact the eastern drainage.

The existing drainage pattern of the site is an overland flow from the south to the north with no specific flow line and/ or pattern. Runoff is unobstructed as it flows from the top most point of the tributary area to the Project Site and flows through the property and into Amboy Road and beyond. An existing swale located to the west of the existing development and extends about 640 feet south of Amboy Road, directs runoff to the street. Aside from this, there is no other flow diversion can be seen in the vicinity of the Project Site. This particular swale has no significant effect to the general drainage trend and will be of no importance to the proposed improvement.

The Proposed Project would include rock lined swales mostly along its southern side, intended to intercept and divert surface runoff to both sides of the property. At each end of these swales are riprap pads. This feature will protect the improvements from direct flow of surface runoff.

Therefore, any increase in runoff and flow rates would be mitigated by incorporation of the swales and inlets throughout the Project Site. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

Due to the inland distance from the Pacific Ocean and any other significant bodies of water, tsunamis and seiches are not potential hazards in the vicinity of the Project Site. The Project Site is located in FEMA Flood Zone X, which is described as: "Area of Minimal Flood Hazard." Therefore, construction and operations would not occur in a floodplain. The Proposed Project is subject to the NPDES permit. The permit requires development and implementation of a SWPPP, which includes BMPs to control and abate pollutants. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

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 RWQCB 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 would be implemented as BMPs. Appropriate BMPs will be reviewed and approved by the County. 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.**

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

***SUBSTANTIATION:***  
***Countywide Policy Plan; Submitted Project Materials***

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

The Project Site is located within an unincorporated area of the County and has a zoning designation of Rural Living and is not subject to a Community Plan. The Project vicinity is primarily an unincorporated, undeveloped area, approximately 4.5 miles east of the City of Twentynine Palms and approximately 9 miles south of the Bullion Mountains. The Project Site is located within an area that is primarily vacant for approximately 1 mile on the north, south, east and west. Large-lot rural residential land uses exist primarily on Goodwin Road to the east and Mojave Road to the west.

The Project occurs within portions of six parcels that total 134.6 acres that are zoned Rural Living (RL-5) with the exception of 3.18 acres of APN 0625-071-04 which is zoned Service Commercial (CS).. The RL (Rural Living) land use zoning district provides sites for rural residential uses, incidental agricultural uses, and similar and compatible uses. The CS (Service Commercial) land use zoning district provides sites for a mixture of heavy commercial uses and light industrial uses, including light manufacturing uses, and similar and compatible uses.

The Proposed Project proposes a zone change from CS of 21.22 acres of RL-5 located adjacent to the existing 3.18 acres of CS for the Project development to occur over approximately 24.4 acres of CS. The remaining would be RL-5. (refer to Figure 5).

The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility in an existing community or between a community and an outlying area. The Proposed Project does not include the construction of a linear feature. Therefore, the Proposed Project would neither physically divide an established community nor cause a significant environmental impact due to conflict with any land use plans or policies. 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>
<b>XII. MINERAL RESOURCES - Would the project:</b>				

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

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

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

**Countywide Policy Plan; Submitted Project Materials**

- 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?

Per Policy NR-6.1 of the Countywide Policy Plan, development of land that would substantially preclude the future development of mining facilities in areas classified as Mineral Resource Zone (MRZ) 2a, 2b, or 3a is discouraged or prohibited. The Project Site is not located within any of these mineral resource zones.<sup>11</sup> Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

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

The Project Site is neither located within an MRZ-2 nor an MRZ-3 mineral zone and no mineral resource recovery is occurring on site; therefore, no significant 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>
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**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?

<sup>11</sup> San Bernardino Countywide Policy Plan Draft EIR. Figure 5.11-2 Mineral Resource Zones 2 & 3 in the Eastern Half of County.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 Countywide Policy Plan Noise Element ):

**Countywide Policy Plan; Submitted Project Materials; Noise Impact Study, MD Acoustics, LLC, May 2, 2022 (Appendix G)**

- 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?*

A Noise Impact Study (Appendix G) was prepared for the Proposed Project to evaluate the potential noise impacts for the project study area and to recommend noise mitigation measures, if necessary, to minimize the potential noise impacts. The assessment was conducted and compared to the noise standards set forth by the Federal, State and Local agencies. Consistent with the County's Noise Guidelines, the Proposed Project must demonstrate compliance to the applicable noise criterion as outlined within the County's Noise Element and Municipal Code.

Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). The A-scale weighting is typically reported in terms of A-weighted decibel (dBA), a scale designed to account for the frequency-dependent sensitivity of the ear. The sound level corresponding to a steady noise level over a given sample period is represented as Leq. A Community Noise Equivalent Level (CNEL) represents the average equivalent A-weighted sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and 10 decibels to sound levels in the night from 10:00 p.m. to 7:00 a.m.

**County of San Bernardino Noise Standards**

Chapter 83.01 General Performance Standards of the County's Municipal Code outlines the County's noise ordinance. Standards applicable to the Proposed Project include the following:

*(c) Noise Standards for Stationary Noise Sources.*

*(1) Noise Standards. Table 83-2 (Noise Standards for Stationary Noise Sources) describes the noise standard for emanations from a stationary noise source, as it affects adjacent properties:*

Table 83-2		
Noise Standards for Stationary Noise Sources		
<b>Affected Land Uses (Receiving Noise)</b>	<b>7:00 a.m. – 10 p.m. Leq</b>	<b>10:00 p.m. – 7 a.m. Leq</b>
Residential	55 dB(A)	45 dB(A)
Professional Services	55 dB(A)	55 dB(A)
Other Commercial	60 dB(A)	60 dB(A)
Industrial	70 dB(A)	70 dB(A)

Leq = (Equivalent Energy Level). The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over a given sample period, typically one, eight or 24 hours.

dB(A) = (A-weighted Sound Pressure Level). The sound pressure level, in decibels, as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound, placing greater emphasis on those frequencies within the sensitivity range of the human ear.

*(d) Noise Standards for Adjacent Mobile Noise Sources. Noise from mobile sources may affect adjacent properties adversely. When it does, the noise shall be mitigated for any new development to a level that shall not exceed the standards described in the following Table 83-3 (Noise Standards for Adjacent Mobile Noise Sources).*

Table 83-3			
Noise Standards for Adjacent Mobile Noise Sources			
<b>Land Use</b>		<b>Ldn (or CNEL) dB(A)</b>	
<b>Categories</b>	<b>Uses</b>	<b>Interior<sup>(1)</sup></b>	<b>Exterior<sup>(2)</sup></b>
Residential	Single and multi-family, duplex, mobile homes	45	60 <sup>(3)</sup>
Commercial	Hotel, motel, transient housing	45	60 <sup>(3)</sup>
	Commercial retail, bank, restaurant	50	N/A

	Office building, research and development, professional offices	45	65
	Amphitheater, concert hall, auditorium, movie theater	45	N/A
Institutional/Public	Hospital, nursing home, school classroom, religious institution, library	45	65
Open Space	Park	N/A	65

**Notes:**

(1) The indoor environment shall exclude bathrooms, kitchens, toilets, closets and corridors.

(2) The outdoor environment shall be limited to:

- Hospital/office building patios
- Hotel and motel recreation areas
- Mobile home parks
- Multi-family private patios or balconies
- Park picnic areas
- Private yard of single-family dwellings
- School playgrounds

(3) An exterior noise level of up to 65 dB(A) (or CNEL) shall be allowed provided exterior noise levels have been substantially mitigated through a reasonable application of the best available noise reduction technology, and interior noise exposure does not exceed 45 dB(A) (or CNEL) with windows and doors closed. Requiring that windows and doors remain closed to achieve an acceptable interior noise level shall necessitate the use of air conditioning or mechanical ventilation.

CNEL = (Community Noise Equivalent Level). The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night from 10:00 p.m. to 7:00 a.m.

*(g) Exempt Noise. The following sources of noise shall be exempt from the regulations of this Section:*

*(1) Motor vehicles not under the control of the commercial or industrial use.*

*(2) Emergency equipment, vehicles, and devices.*

*(3) Temporary construction, maintenance, repair, or demolition activities between 7:00 a.m. and 7:00 p.m., except Sundays and Federal holidays.*

**Existing Noise Environment**

One twenty-four (24) hour ambient noise measurement was conducted at the Project Site. The noise measurement was taken to determine the existing ambient noise levels at that location. Noise data indicated that traffic along Amboy Road is the primary source of noise impacting the site and the adjacent uses. This assessment utilized the ambient noise data as a basis and compared future expected operational noise levels to these existing ambient noise levels for purposes of establishing impact from the Project.

Noise data indicates the ambient noise level average was 63.3 dBA CNEL at the project site. Maximum hourly levels reached up to 69.3 dBA at 2:00 p.m. as a result of traffic along Amboy Road.

## **Future Noise Environment Impacts and Mitigation**

### Construction Noise

Construction operations must follow the County's General Plan and the Noise Ordinance, which states that construction, repair or excavation work performed must occur within the permissible hours. There are no sensitive receptors within 1,000 feet of the Project Site, and the Project would comply with the County's Noise Ordinance. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

### Operations Noise

There are no sensitive receptors or land uses within 1,000 feet of the Project Site. The closest sensitive receptors are residential land uses located approximately 0.75 mile to the east along Gammel Road, and approximately 0.5 mile west of the Project Site, on the north side of Amboy Road. It is anticipated that noise generated from Project operations would not be perceptible to the sensitive receptors near the Project Site due to the distance.

Therefore, for the purposes of calculating operational noise, it was assumed that noise from Project-related traffic would be generated. The nearest sensitive receptor for the purposes of evaluating Project-generated traffic noise would be the Project's hotel room that is closest to Amboy Road, at approximately 202 feet from the center line of Amboy Road. Existing noise levels with the Project exterior noise levels was estimated to be 59.3 CNEL, which is below the 60 dBA CNEL exterior noise allowed for mobile sources under Table 83-3. Therefore, the Project would be consistent with the County's Noise Ordinance with respect to the noise impacts from the Project's traffic within the Project Site.

### **Less Than Significant Impact**

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

Construction activities can produce vibration that may be felt by adjacent land uses. The construction of the Proposed Project would not require the use of equipment such as pile drivers, which are known to generate substantial construction vibration levels. The primary vibration source during construction may be from a bulldozer. A large bulldozer has a vibration impact of 0.089 inches per second peak particle velocity (PPV) at 25 feet which is perceptible but below any risk to architectural damage.

At a distance of 3,050 feet, a large bulldozer would yield a worst-case 0.0 PPV (in/sec) which means the vibration would not be perceptible during grading along the northeastern property line of the project site and is below any threshold of damage. There is no impact, and no mitigation is required

**No Impact**

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

The Project Site is not within an airport safety review area or Airport Runaway Protection Zone.<sup>12</sup> The Project Site is not located within the vicinity of a private or public airstrip. The nearest airport to the Project Site is Twentynine Palms Airport, but the Project Site is not within the Airport Comprehensive Land Use Plan for that airport. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

**Therefore, less than significant adverse impacts are identified or anticipated with implementation of mitigation measures.**

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

***SUBSTANTIATION:***

***Countywide Policy Plan; Submitted Project Material***

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

The Proposed Project is the development of a hotel with recreational uses and conference center. It is anticipated that there could be approximately 212 visitors when all proposed 106 rooms are fully booked. Typically, the hotel industry plans for a facility to be approximately 75 percent booked at all times, therefore, the average guests staying at the facility would be approximately 160 guests per day. Another 40 non-guests are anticipated to come to the facility periodically to enjoy the other amenities such as

<sup>12</sup> San Bernardino Countywide Policy Plan Draft EIR. Hazards and Hazardous Materials. Figure 5.8-2 "Airport Safety Zones."

the restaurant or to attend a wedding or other event. Most of the visitors are not likely to come from the local area; however, they are anticipated to be in the area only temporarily. The Proposed Project expected to generate approximately 10 year-round jobs, and another 10 seasonal jobs during the winter months; employees are planned to be predominantly from nearby cities and towns. Construction activities would be temporary and would not attract new employees to the area. The Project Site has a current zoning designation of Rural Living. With approval of the CUP and zone change to Service Commercial, the Proposed Project would be consistent with the Countywide Policy Plan. The Proposed Project does not involve construction of new homes so it would not induce unplanned population growth. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

The Project Site is currently not in use and does not contain any residential housing. Implementation of the Proposed Project would not require construction of replacement housing elsewhere. 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>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:**

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

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

*Fire Protection?*

San Bernardino County Fire Station 44, located at 6560 Adobe Rd, Twentynine Palms, CA 92277, is approximately 7 miles southwest of the Project Site. New development within the unincorporated county would not combine with other development in the county to result in a cumulatively considerable impact to fire and emergency services. The County would maintain sufficient services within its boundaries as well as expand to serve other incorporated jurisdictions to improve service and coverage.<sup>13</sup>

Comprehensive safety measures that comply with federal, state, and local worker safety and fire protection codes and regulations would be implemented into project design 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, provide adequate fire access and pay required development impact fees. 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 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, Joshua Tree, approximately 18 miles southwest of the Project Site. The SBCSD reviews staffing needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection. Additionally, development impact fees are collected at the time of building permit issuance to offset project impacts. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*Schools?*

The Project Site is served by the Morongo Unified School District. Construction activities would be temporary and would not result in substantial population growth. The approximately 160 guests per day would not need school services. The estimated 20 employees required for operations are expected to come from the local labor force with

<sup>13</sup> San Bernardino Countywide Policy Plan Draft EIR: Public Services. Page 5.14-17.

school children already attending school in their home district. The Proposed Project is not expected to draw any new residents to the region that would require expansion of existing schools or additional schools. With the collection of development impact fees, impacts related to school facilities are expected to be less than significant. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*Parks?*

The Proposed Project would neither induce residential development nor significantly increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of any facilities would result. Operation of the Proposed Project would place no demands on parks because it would not involve the construction of housing and would not involve the introduction of a permanent human population into the area. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**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**

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XVI. RECREATION</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
recreational facilities which might have an adverse physical effect on the environment?				
<b>SUBSTANTIATION:</b>				
<b>Submitted Project Materials</b>				

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

The Proposed Project would require an estimated 20 regular employees. Employees are expected to come from the local labor force. It does not include development of residential housing or other uses that would lead to substantial population growth. Therefore, the Proposed Project would not result in an increase in the use of existing neighborhood or regional parks, or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. The Project Applicant's payment of required fees and taxes will serve to mitigate any potential impacts related to the use of existing parks and other recreational facilities from the Proposed Project. No impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

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

The Proposed Project is the development of a 106-unit hotel/resort that includes shaded fitness areas, pools and a conference center to provide recreational opportunities for visitors. The employees required for the operations of the Proposed Project would come from the local labor force. No recreational facilities would be removed, and the addition of employees would not create the need for additional facilities. With implementation of Mitigation Measures identified in this Initial Study, the Proposed Project would not have an adverse physical effect on the environment. 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>
<b>XVII. TRANSPORTATION – Would the project:</b>				

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
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:**

**Countywide Policy Plan; Submitted Project Materials; Wonder Inn Project Trip Generation & Vehicle Miles Traveled Screening Assessment, Ganddini Group, May 19, 2021 (Appendix H-1); Wonder Inn Hotel Project Vehicle Miles Traveled Analysis, Environment, Planning, Development Solutions, July 15, 2021 (Appendix H-2)**

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

Bicycle and Pedestrian Facilities

There are currently no bicycle or pedestrian facilities on or near the Project Site. The San Bernardino County Transportation Authority Bicycle Plan has no planned paths for the Project vicinity. Therefore, no conflict with a program plan, ordinance or policy addressing bicycle and pedestrian facilities are anticipated.

Transit Service

The Project Site and surrounding area is currently served by the Morongo Basin Transit Authority. There are no bus routes or stopes in the Project vicinity. The nearest bus service is along Adobe Road, approximately 6 miles to the west of the Project Site.<sup>14</sup> There are no proposed additional transit services for the area of the Project Site.

The Transportation and Mobility Element of the Countywide Policy Plan:

<sup>14</sup> Morongo Basin Transit Authority, System Map, website accessed August 19, 2022.

- Establishes the location and operational conditions of the roadway network.
- Coordinates the transportation and mobility system with future land use patterns and projected growth.
- Provides guidance for the County's responsibility to satisfy the local and subregional mobility needs of residents, visitors and businesses in unincorporated areas.
- Addresses access and connectivity among the various communities, cities, towns, and regions, as well as the range and suitability of mobility options: vehicular, trucking, freight and passenger rail, air, pedestrian, bicycle, and transit.

The Proposed Project is the development of hotel on currently vacant land. A Trip Generation Memorandum (memo), dated May 19, 2021, was prepared for the Proposed Project. The memo indicates that the Proposed Project is anticipated to generate 604 daily trips, including 34 trips during the AM peak hour and 43 trips during the PM peak hour. The following details how the Proposed Project would be consistent with the Transportation and Mobility Element of the Countywide Policy Plan goals and policies:

***Goal TM 1: Unincorporated areas served by roads with capacity that is adequate for residents, businesses, tourists and emergency services.***

***Policy TM-1.7: We require new developments to pay its fair share contribution towards off-site transportation improvements.***

**Consistent:** Prior to the issuance of building permits, the Project Applicant shall pay the Project's fair share amount for recommended improvements, if any.

***Policy TM-1.8: When considering new roadway improvement proposals for the Capital Improvements Program or Regional Transportation Plan, we consider the provision of adequate emergency access routes along with capacity expansion in unincorporated areas. Among access route improvements, we prioritize those that contribute some funding through a local area funding and financing mechanism.***

**Consistent:** The Project Site is adjacent to Amboy Road, which is not an evacuation route within the County.<sup>15</sup> Adequate on-site access for emergency vehicles would be verified during the County's plan review process. The Proposed Project is anticipated to generate 34 trips during the AM peak hour and 43 trips during the PM peak hour. It was determined in the memo that the Proposed Project qualifies for an exemption from conducting a TIS based on the traffic assessment and technical information. The project trips would result in some increases in traffic, but impacts are anticipated to be less than significant.

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<sup>15</sup> San Bernardino Countywide Policy Plan Draft EIR. Hazards and Hazardous Materials. Table 5.8-10 "Evacuation Routes in San Bernardino County."

**Goal TM-2: Roads designed and built to standards in the unincorporated areas that reflect the rural, suburban, and urban context as well as the regional (valley, mountain, and desert) context.**

**Policy TM-2.2:** *We require roadway improvements that reinforce the character of the area, such as curbs and gutters, sidewalks, landscaping, street lighting, and pedestrian and bicycle facilities. We require fewer improvements in rural areas and more improvements in urbanized areas, consistent with the Development Code. Additional standards may be required in municipal spheres of influence.*

**Consistent:** Project improvements along Amboy Road include right-of-way dedication and widening the existing roadway 29 feet from the centerline to facilitate driveway entry, which creates a 40-foot-wide roadway section from the centerline to the Project Site curb. The Project is not in an urbanized area, therefore, only curb and gutter are proposed, and no sidewalks are required. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required. .

**Policy TM-2.3:** *We require new development to mitigate project transportation impacts no later than prior to occupancy of the development to ensure transportation improvements are delivered concurrent with future development.*

**Consistent:** Fair-share contributions, if any, would be paid prior to the issuance of building permits. As stated previously, the Proposed Project qualifies for an exemption from conducting a TIS based on the traffic assessment and technical information. The project trips would result in some increases in traffic, but impacts are anticipated to be less than significant.

The Proposed Project would be consistent with the goals and policies as set forth in the Transportation and Mobility Element of the Countywide Policy Plan. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

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

CEQA Guidelines Section 15064.3 subdivision (b) pertains whether the land use project will generate vehicle miles traveled (VMT) in excess of an applicable threshold of significance. The State of California Governor's Office of Planning and Research (OPR) Technical Advisory provides project screening criteria and guidance for analysis of VMT assessments under SB 743.

A VMT screening assessment was prepared for the Project in accordance with the County guidelines, which were developed based on guidance from the Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (State of California, December 2018) ["OPR Technical Advisory"] (Appendix H-1). The County guidelines identify screening criteria for certain types of

projects that typically reduce VMT and may be presumed to result in a less than significant VMT impact. No further VMT analysis is typically required for projects that satisfy one or more of the following screening criteria:

- Local Serving Land Uses
- Projects Generating Less Than 110 Daily Vehicle Trips
- Projects Located within a Transit Priority Area (TPA)
- Projects Located Within a Low VMT Area

The screening assessment in Appendix H-1 identified that the Project did not meet any of the screening criteria, therefore, a VMT assessment was required.

A VMT Analysis was prepared for the Project (Appendix H-2). The home-based work VMT was evaluated using the San Bernardino Transportation Analysis Model (SBTAM). Home-based work trips were analyzed for 2016 and 2040 both without and with the project. Year 2021 conditions were interpolated using 2016 and 2040 data. The 2021 project VMT/Employee was calculated as 22.59 VMT/Employee, less than the calculated threshold of 22.88 VMT/Employee. Therefore the Project would have a less than significant impact on home-based work VMT.

Visitor VMT was evaluated using existing hotel capacity in the Twentynine Palms/Joshua Tree National Park area. The average occupancy of hotels in the Twentynine Palms Area peaks at approximately 78 percent during March and has a low of approximately 50 percent during December and January. Because hotels in the area currently have adequate vacancy, construction of new hotel rooms would not cause additional visitor travel to the area, which is primarily driven by visitors to Joshua Tree National Park. Because the Project would not induce additional travel to the area, visitor VMT impacts would be less than significant.

Therefore, based on the VMT analysis no significant impacts are identified or anticipated, and no mitigation measures are required

### **Less Than Significant Impact**

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

The Proposed Project is the development of a hotel that does not include a geometric design or incompatible uses that would substantially increase hazards. Adequate on-site access for emergency vehicles would be verified during the County's plan review process. The Proposed Project is anticipated to generate a The Proposed Project is anticipated to generate a 34 trips during the AM peak hour and 43 trips during the PM peak hour. It was determined in the trip generation memo (Appendix H-1) that the Proposed Project qualifies for an exemption from conducting a TIS based on the traffic assessment and technical information. The Project trips would result in some increases in traffic, but impacts are anticipated to be less than significant. In addition, the Proposed Project will be subject to review by the County Department of Public Works: Traffic Division to ensure that the Project does not substantially increase hazards.

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

**Less Than Significant Impact**

d) *Result in inadequate emergency access?*

The Project Site is adjacent to Amboy Road, which is not an evacuation route within the County.<sup>16</sup> Access to the Project Site would be provided by four driveways off of Amboy Road. Adequate on-site access for emergency vehicles 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, 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>
<b>XVIII. TRIBAL CULTURAL RESOURCES</b>				

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

- |     |  |                          |                          |                                     |                          |
|-----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| i)  | Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or  | <input type="checkbox"/> | <input 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:***

<sup>16</sup> San Bernardino Countywide Policy Plan Draft EIR. Hazards and Hazardous Materials. Table 5.8-10 “Evacuation Routes in San Bernardino County.”

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**Cultural Resources Assessment, BCR Consulting, July 22, 2021 (Appendix C)**

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- a) *i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or;*
- ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (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?*

California Assembly Bill 52 (AB52) was approved by Governor Brown on September 25, 2014. AB52 specifies that CEQA projects with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource may have a significant effect on the environment. As such, the bill requires lead agency consultation with California Native American tribes traditionally and culturally affiliated with the geographic area of a proposed project, if the tribe requested to the lead agency, in writing, to be informed of proposed projects in that geographic area. The legislation further requires that the tribe-requested consultation be completed prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project.

On March 7, 2022, the County of San Bernardino mailed notification of a 30-day comment period pursuant to AB52 to the following tribes: Colorado River Indian Tribe, Fort Mojave Indian Tribe, Twenty-Nine Palms Band of Mission Indians, Morongo Band of Mission Indians and San Manuel Band of Mission Indians. Requests for consultations were due to the County by April 7, 2022.

On March 7, 2022, the San Manuel Band of Mission Indians (SBMI) identified that the Proposed Project area exists within Serrano ancestral territory and, therefore, is of interest to the Tribe. However, due to the nature and location of the proposed project, and given the SBMI's present state of knowledge, SBMI did not have any concerns with the project's implementation, as planned, at this time. However, the SBMI requested that the following mitigation measures be made a part of the project/permit/plan conditions.

**Mitigation Measure TCR-1:**

The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.

**Mitigation Measure TCR-2:**

Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.

**Less than Significant with Mitigation**

**Therefore, no significant adverse impacts are identified or anticipated with the implementation of Mitigation Measures TCR-1 and TCR-2.**

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b><i>SUBSTANTIATION:</i></b>				
<b><i>Countywide Policy Plan; Submitted Project Materials; California Energy Commission Energy Report</i></b>				

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

The Project would be served by an on-site water well, an on-site septic system, therefore, there would be no impact to water and wastewater systems. Stormwater will be handled on-site via swales and allowed to percolate into the ground; therefore, there would be no impact to stormwater drainage facilities. The Project Site would also be serviced by commercially available propane, electrical and telecommunications facilities. The commercial building on site and former uses were previously served by commercially available propane, electrical and telecommunications facilities, therefore, these utilities are established on site.

Electrical service to the Proposed Project would be serviced by Southern California Edison (SCE), which provides the electrical service to the general area. The Proposed Project will receive electrical power by connecting to existing power lines. The increased demand from the Proposed Project is expected to be sufficiently served by the existing SCE electrical facilities. According to the California Energy Commission, the commercial building sector of the Southern California Edison planning area consumed 36,202.653241 GWh of electricity in 2019.<sup>17</sup> The estimated electricity demand for the Proposed Project is approximately 1 GWh per year. The Proposed Project's estimated annual electricity consumption compared to the 2019 annual electricity consumption of the overall commercial building sector in the SCE Planning Area would be insignificant.

The Proposed Project will be served by Frontier for telecommunication services. The Proposed Project is the development of a hotel, and the Project Site was previously serviced by telecommunications facilities; therefore, the Proposed Project is not anticipated to have a significant demand for telecommunication services. No significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

The Project Site has two existing wells, one of which will serve as the source of domestic, irrigation, and fire suppression water for the Proposed Project. Because the well will be providing water for human consumption to at least 15 service connections or to at least

<sup>17</sup> California Energy Commission. Energy Reports. <https://ecdms.energy.ca.gov/Default.aspx>. Accessed December 22, 2020.

<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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25 people for at least 60 days per year, the water system proposed for the Project meets the classification as a public water system, more specifically, a transient non-community water system (TNC), which limits the number of employees to less than 25 and limiting guest stays to less than 60 days. It is anticipated that the smaller capacity well, located near the existing commercial building may be used for irrigation only. The TNC designation was approved by the County of San Bernardino Environmental Health Services on August 20, 2021 (Appendix F-2).

The analysis in Appendix F-2 identified that the Proposed Project is estimated to utilize 20.7 acre feet annually (approximately 6.7 million gallons). The former use of the jobba farm was anticipated to utilize approximately 35.04 acre-feet (9.51 million gallons) annually. Therefore, the Proposed Project is anticipated to consume approximately 14.29 acre feet less annually than the jobba farm had previously for decades. The hotel would be equipped with modern low-flow fixtures, and the Proposed Project includes a grey water reclamation system that would return approximately 65 percent of the hotel's consumption to the aquifer. Because the Proposed Project is anticipated to use less than the previous use of a jobba farm, and because the Proposed Project includes water-saving fixtures and a grey water reclamation system for water return, it is estimate that the Proposed Project would have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years. No significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

The Proposed Project would connect each proposed structure to a sewer system and leach field. The system will also require approval by the San Bernardino County Department of Health Services. Therefore, as the Project would not be connecting to a wastewater treatment provider, the Proposed Project would not 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. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

- d) *Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

CalRecycle provides estimates for solid waste generation created by businesses over a certain amount of time. Although CalRecycle does not provide estimates for campgrounds, the solid waste generation rate for motels will be applied in this analysis as the services provided by motels are similar to those provided by the Proposed

<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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Project. The Proposed Project includes 106 hotel rooms and various spa and relaxation areas. According to CalRecycle’s estimated solid waste generation rates for hotel/motels of 2 pounds per room per day, the Proposed Project would generate at most, approximately 212 pounds of solid waste per day or approximately 0.106 tons per day.<sup>18</sup> The Project Site is located in the East Desert Region of the County, which is served by the Landers Sanitary Landfill. The Landers Sanitary Landfill has a maximum daily disposal capacity of 1,200 tons/day.<sup>19</sup>

Waste disposal services are provided in the area by Burrtec. The proposed land use is consistent with the Countywide Plan and therefore considered in Burrtec’s long-range planning to meet demands. Waste generated from the Proposed Project is not expected to significantly impact the solid waste collection system. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

The Project would be implemented and operated in compliance with applicable Countywide Plan Goals and Policies, and would comport with County Zoning regulations—specifically, the Project would comply with local, state and federal initiatives and directives acting to reduce and divert solid waste from landfill waste streams. As described in section (d) above, the Project would comply with the California Integrated Waste Management Act and AB 341 as implemented by the County. The proposed Project is required to comply with all applicable federal, state, and County statutes and regulations related to solid waste as a standard project condition of approval. Therefore, a less than significant impact would occur.

The Proposed Project would comply with all federal, State, and local statutes and regulations related to solid waste. Solid waste produced during the construction phase or operational phase of the Proposed Project would be disposed of in accordance with all applicable statutes and regulations. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

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

<sup>18</sup> CalRecycle. Estimated Solid Waste Generation Rates. Accessed August 19, 2021.

<sup>19</sup> San Bernardino Countywide Policy Plan Draft EIR. Utilities and Service Systems. Table 5.18-9 “Landfill Capacity: Landfills Serving Unincorporated San Bernardino County”

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XX. WILDFIRE:</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 Countywide Policy Plan; Submitted Project Materials***

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

The Project Site does not contain any emergency facilities. The Project Site is adjacent to Amboy Road, which is not a designated evacuation route within the County.<sup>20</sup> Access to the Project Site would be provided by two proposed 26-foot main entrances and two 36-foot wide main entrances on Amboy Road across the Project Site frontage. Forty (40) foot wide fire lanes are proposed throughout central portion of the Project Site to be developed. The Proposed Project is subject to review and approval from the San Bernardino County Fire Marshal. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statues, 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.

<sup>20</sup> San Bernardino Countywide Policy Plan Draft EIR. Hazards and Hazardous Materials. Table 5.8-10 "Evacuation Routes in San Bernardino County."

### **Less Than Significant Impact**

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

The Project Site is not located within or near a Very High Fire Hazard Severity Zone.<sup>21</sup> Fire lanes are proposed throughout the central portion of the Project Site to be developed. Moreover, the Proposed Project would require a Fire Control Plan as a condition of approval. San Bernardino County's emergency preparedness system, along with established regulations and policies, would 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) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

The Proposed Project is the development of a hotel/resort. It includes the installation of utilities; however, installation, operation and maintenance of utilities would in compliance with fire safety regulations. The Project Site is not located within a Very High Fire Hazard Severity Zone.<sup>22</sup> Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

### **Less Than Significant Impact**

- d) *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

The Project Site is not within a 100-Year Federal Emergency Management Agency (FEMA) flood zone, 100-year Department of Water Resources Awareness Zone, or a 500-year FEMA flood zone.<sup>23</sup> The Project Site is not located within a Very High Fire Hazard Severity Zone.<sup>24</sup> Moreover, 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**

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<sup>21</sup> San Bernardino Countywide Policy Plan Draft EIR. Hazards and Hazardous Materials. Figure 5.8-6 "Fire Severity and Growth Areas in the East Desert Regions."

<sup>22</sup> San Bernardino Countywide Policy Plan Draft EIR. Hazards and Hazardous Materials. Figure 5.8-6 "Fire Severity and Growth Areas in the East Desert Regions."

<sup>23</sup> San Bernardino Countywide Policy Plan Draft EIR. Hydrology and Water Quality. Figure 5.9-2 "Flood Hazard Zones in the Valley and Mountain Regions".

<sup>24</sup> San Bernardino Countywide Policy Plan Draft EIR. Hazards and Hazardous Materials. Figure 5.8-6 "Fire Severity and Growth Areas in the East Desert Regions."

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

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

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

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

a) *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

Most birds are protected under the Migratory Bird Treaty Act. According to the BRA, some avian species were observed or detected on site during the surveys, and the site has habitat for the desert tortoise and burrowing owl. Potential impacts to biological resources would be reduced to a less than significant level with implementation of Mitigation Measures BIO-1, BIO-2, BIO-3 and BIO-4. Therefore, with the implementation of these measures, the Proposed Project is not anticipated to have the potential to significantly degrade the overall quality of the region’s environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or drop

below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal.

The Proposed Project includes renovation of the existing building on-site and several metal dome-shaped structures. These structures were determined not to be significant historical structures. The SMBMI also reviewed the Project, consistent with AB52 and SB18 and identified no concerns, however, requested that mitigation measures be included to address unanticipated tribal resource discovery. Therefore, Mitigation Measures CR-1, CR-2, CR-3, TCR-1, and TCR-2 are included to protect unanticipated archaeological resources. With the implementation of these mitigation measures, the Project will not eliminate important examples of the major periods of California history or prehistory.

The potential for discovery of paleontological resources is very low, and no mitigation measures were identified to be necessary.

### **Less than Significant with Mitigation**

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

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

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

### Air Quality

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

The MDAB is out of attainment for both ozone and particulate matter. Construction and operation of cumulative projects will further degrade the air quality of the MDAB. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously.

However, in accordance with the MDAQMD methodology, projects that do not exceed the MDAQMD criteria for air emissions or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. Project operations would generate emissions of NOx, ROG, CO, PM10, and PM2.5, which would not exceed the MDAQMD regional thresholds and would not be expected to result in ground level concentrations that exceed the National Ambient Air Quality Standards or California Ambient Air Quality Standards. Therefore, operation of the Proposed Project would not result in a cumulatively considerable net increase for non-attainment of criteria pollutants or ozone precursors. As a result, the Proposed Project would result in a less than significant cumulative impact for operational emissions.

### Greenhouse Gas

Although the Proposed Project is expected to emit GHGs, the emission of GHGs by a single project into the atmosphere is not itself necessarily an adverse environmental effect. Rather, it is the increased accumulation of GHG from more than one project and many sources in the atmosphere that may result in global climate change. Therefore, in the case of global climate change, the proximity of the project to other GHG emission generating activities is not directly relevant to the determination of a cumulative impact because climate change is a global condition. GHG impacts are exclusively cumulative impacts; there are no non-cumulative GHG emission impacts from a climate change perspective. A project's GHG emissions typically would be very small in comparison to state or global GHG emissions and, consequently, they would, in isolation, have no significant direct impact on climate change.

The California Air Resources Board is in the process of establishing and implementing regulations to reduce statewide GHG emissions. Currently, the County GHG Reduction Plan's initial screening procedure is to determine if a project will emit 3,000 metric tons of carbon dioxide equivalents (MTCO<sub>2e</sub>) per year or more. Projects that do not exceed this threshold require no further climate change analysis. Therefore, consistent with CEQA Guidelines Section 15064h(3),<sup>10</sup> the County, as lead agency, has determined that the project's contribution to cumulative GHG emissions and global climate change would be less than significant if the project is consistent with the applicable regulatory plans and policies to reduce GHG emissions. As discussed previously, the Proposed Project is consistent with the goals and objectives of the County's GHG Reduction Plan. Therefore, the project's incremental contribution to greenhouse gas emissions and their effects on climate change would not be cumulatively considerable.

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

### **Less Than Significant Impact**

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

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.

The incorporation of design measures, County of San Bernardino policies, standards, and guidelines and proposed mitigation measures as identified within this Initial Study would ensure that the Proposed Project would have no significant adverse effects on human beings, either directly or indirectly on an individual or cumulative basis.

### **Less Than Significant Impact**

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

## **XXII. MITIGATION MEASURES**

(Any mitigation measures, which are not 'self-monitoring' shall have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval)

**SELF MONITORING MITIGATION MEASURES:** (Compliance monitoring will be verified by existing procedures for condition compliance)

### **Biological Resources**

#### **Mitigation Measure BIO-1:**

**Pre-Construction Nesting Bird Clearance Survey.** All construction activities shall comply with the federal Migratory Bird Treaty Act of 1918 (MBTA) and California Fish and Game Code Sections 3503, 3511 and 3513. The MBTA governs the taking and killing of migratory birds, their eggs, parts, and nests and prohibits the take of any migratory bird, their eggs, parts, and nests. Compliance with the MBTA shall be accomplished by completing the following:

Construction activities involving vegetation removal shall be conducted between September 1 and January 31. If construction occurs inside the peak nesting season (between February 1 and August 31), a pre-construction survey by a qualified Biologist shall be conducted within 72 hours prior to construction activities to identify any active nesting locations. If the Biologist does not find any active nests, the construction work shall be

allowed to proceed. The biologist conducting the clearance survey shall document a negative survey with a report indicating that no impacts to active avian nests shall occur.

If the Biologist finds an active nest within the pre-construction survey area and determines that the nest may be impacted, the Biologist shall delineate an appropriate buffer zone around the nest. The size of the buffer shall be determined by the Biologist and shall be based on the nesting species, its sensitivity to disturbance, expected types of disturbance, and location in relation to the construction activities. These buffers are typically 300 feet from the nests of non-listed species and 500 feet from the nests of raptors and listed species. Any active nests observed during the survey shall be mapped on an aerial photograph. Only construction activities (if any) that have been approved by a Biological Monitor shall take place within the buffer zone until the nest is vacated. The Biologist shall serve as a Construction Monitor when construction activities take place near active nest areas to ensure that no inadvertent impacts on these nests occur. Results of the pre-construction survey and any subsequent monitoring shall be provided to the Property Owner/Developer and the City. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing the survival of the young birds.

#### **Mitigation Measure BIO-2:**

**Pre-Construction Bat Surveys.** No less than 60 days prior to initiating Project activities, the Project biologist shall conduct a bat roosting habitat suitability assessment of any vegetation that may be removed, altered, or indirectly impacted by the Project activities. Any locations with potential to support roosting bats shall be surveyed by the Project biologist using an appropriate combination of structure inspection, sampling, exit counts, and acoustic surveys. Surveys shall be conducted during the appropriate time of day/night to ensure detection of bats. The results of the pre-construction bat surveys shall be submitted to CDFW for review no less than 30 days prior to the initiation of Project activities. If the presence of bats within the Project is confirmed, avoidance and minimization measures, including the designation of buffers based upon what bat species are found, and phased removal of trees, shall be developed and submitted to CDFW for review and approval. If the site supports maternity roosts, Applicant shall avoid disturbing those areas during the breeding season and shall compensate for impacts and losses to maternity roosts and/or special-status bat habitat through a mitigation strategy approved by CDFW.

#### **Mitigation Measure BIO-3:**

**Pre-Construction Desert Tortoise Clearance Survey.** A pre-construction clearance survey be conducted thirty (30) days prior to ground disturbing activities in undeveloped areas to confirm the absence of desert tortoise within the boundaries of the survey area. Survey transects should be spaced at 10-meter (33-foot) intervals throughout the undeveloped portions of the project area to provide 100 percent visual coverage and increase the likelihood of locating desert tortoise and/or sign. All burrows, if present, will be thoroughly inspected for the presence of desert tortoise or evidence of recent use using non-intrusive methods (i.e., mirror, digital camera). Burrow characteristics including class, shape, orientation, size, and evidence of deterioration will be recorded on field data sheets. Although not anticipated, if desert tortoise are found onsite during the pre-construction clearance survey, coordination will need to occur with the USFWS and CDFW to determine if avoidance and minimization measures can be implemented to avoid any direct or indirect

impacts to desert tortoise, or if "Take" permits will need to be obtained prepared and approved by the USFWS and CDFW.

**Mitigation Measure BIO-4:**

**Pre-Construction Burrowing Owl Clearance Survey.** A pre-construction clearance survey shall be conducted prior to any ground disturbance or vegetation removal activities to ensure that burrowing owls remain absent, and impacts do not occur to occupied burrows on or within 500 feet of the project site. In accordance with the CDFW's *Staff Report on Burrowing Owl Mitigation* (CDFW 2012), two (2) pre-construction clearance surveys should be conducted 14 – 30 days and 24 hours prior to any ground disturbance or vegetation removal activities.

**Cultural Resources**

**Mitigation Measure CR-1:**

In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

**Mitigation Measure CR-2:**

If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

**Mitigation Measure CR-3:**

**Discovery of Human Remains.** If, at any time, evidence of human remains (or suspected human remains) are uncovered, the County Coroner must be contacted immediately and permitted to examine the find in situ. A buffer must be established around the find (minimum of 50 feet) and the consulting archaeologist must also be notified.

If the remains are determined to be of Native American origin, the Coroner will contact the Native American Heritage Commission and the Most Likely Descendant (MLD) will be named. In consultation with the MLD, the County, project proponent, and consulting archaeologist, the disposition of the remains will be determined. Any costs incurred will be the responsibility of the project proponent/property owner.

If the remains are determined to be archaeological, but non-Native American, the consulting archaeologist will oversee the removal, analysis, and disposition of the remains. Any costs incurred will be the responsibility of the project proponent/property owner.

If the remains are determined to be of forensic value, the County Coroner will arrange for their removal, analysis, and disposition. The Coroner's activities will not involve any costs to the project proponent/property owner.

If human remains are encountered during the undertaking, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

### **Tribal Cultural Resources**

#### **Mitigation Measure TCR-1:**

The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.

#### **Mitigation Measure TCR-2:**

Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.

Initial Study PROJ-2021-00163  
Wonder Inn, 78201 Amboy Road, Twentynine Palms, 92277  
APNs: 0625-071-04, -05, -07, -08, -09, -10  
January 2023

## **GENERAL REFERENCES**

County of San Bernardino, Countywide Plan. Adopted July 2020. [http://countywideplan.com/wp-content/uploads/2020/08/CWP\\_PolicyPlan\\_PubHrngDraft\\_HardCopy\\_2020\\_July.pdf](http://countywideplan.com/wp-content/uploads/2020/08/CWP_PolicyPlan_PubHrngDraft_HardCopy_2020_July.pdf)

County of San Bernardino, Countywide Plan Draft EIR. Prepared June 2019. [http://countywideplan.com/wp-content/uploads/2019/06/Ch\\_000\\_TITLE-PAGE.pdf](http://countywideplan.com/wp-content/uploads/2019/06/Ch_000_TITLE-PAGE.pdf)

County of San Bernardino. County Policy Plan web maps.

San Bernardino County Code -Title 8-Development Code.  
<http://www.sbcounty.gov/Uploads/lus/DevelopmentCode/DCWebsite.pdf>. Accessed periodically.

## **PROJECT-SPECIFIC REFERENCES**

Appendix A - *Air Quality, Greenhouse Gas and Energy Impact Study*, MD Acoustics, LLC, August 18, 2022

Appendix B-1 - *Habitat Assessment for the Wonder Inn*, July 2021, ELMT Consulting

Appendix B-2 - *Delineation of State and Federal Jurisdictional Waters for the Wonder Inn*, July 2021, ELMT Consulting

Appendix C - *Cultural Resources Assessment*, BCR Consulting, August 25, 2022

Appendix D-1 - *Limited Geotechnical Evaluation, The Wonder Inn*, GeoTek, November 12, 2021

Appendix D-2 - *Percolation Testing for Onsite Sewage Disposal Facility*, Sladden Engineering, June 30, 2021

Appendix E - *Phase I Environmental Site Assessment, 78201 Amboy Road*, Ardent Environmental Group, July 19, 2021

Appendix F-1 - *Hydrology Report and Calculations*, Transtech Engineers, August 2022

Appendix F-2 - *Preliminary Technical Report for Wonder Inn Potable Water System Transient Non-Community Domestic Water Well*, Woodard & Curran, Inc., June 8, 2021

Appendix F-3 - *Comparative analysis of freshwater usage for a 30-acre jojoba farm and the proposed Wonder Inn in Wonder Valley, CA*, PlanetGeek, LLC, August 7, 2022

Appendix G - *Noise Impact Study*, MD Acoustics, LLC, May 2, 2022

Appendix H-1 - *Wonder Inn Project Trip Generation & Vehicle Miles Traveled Screening Assessment*, Ganddini Group, May 19, 2021

Appendix H-2 - *Wonder Inn Hotel Project Vehicle Miles Traveled Analysis*, Environment, Planning, Development Solutions, July 15, 2021