HOMESTEAD VALLEY
COMMUNITY COUNCIL
One Voice for the People of Homestead Valley

AGENDA: September 19, 2022 MEETING

3:00 p.m. at Landers Belfield Hall, 58380 Reche Rd.

All HVCC agendas, contact information and minutes are posted on www.hvccsite.org

Flag Salute
Roll Call/Delegate List
Approve Agenda
Approve Meeting Minutes – July, August 2022
Treasurer's Report: Floy Creveling

1. **Guest Comments** on items not on the agenda

2. **Morongo Basin Community Wildfire Protection Plan (CWPP)** – Justin Merino

3. **29 Palms MCAGCC** – Community Liaison Kimberly Pope

4. **San Bernardino County Fire Dept -** Chief Scott Tuttle

5. **Cal Fire –** Chief Alison Hesterly

6. **San Bernardino County Sheriffs Dept**. – Captain Robert Warrick

7. **SB County 3rd District Supervisor Dawn Rowe -** Representative Steve Reyes

8. **State Assemblyman Thurston "Smitty" Smith** – Representative Miriam Munoz

9. **State Senator Shannon Grove** – Representative Dominic Heiden

10. **Congressman Jay Obernolte** - Representative Hayden Bartz

11. **HVCC 2021 / 2022 Fiscal Year Review** – Roxanne Shamay / Jim Hanley

12. **Flamingo Heights 640 Glamping Proposal Update** – Steve Botthof

13. **Sienna Solar Notice Of Preparation** – Jim Harvey

14. **RL Zoning Review Request** – Chuck Bell LVEDA / Jim Harvey

15. **Committees:**
    1. *Standing:* Public Outreach (Betty Munson)
    2. *Ad Hoc:* Scenic Highway 247 (Betty Munson)
    3. *Audit Committee* – Fiscal year 2021/2022 (Roxanne, Jim Hanley, Floy)

16. President's Report

17. Community Reports List – Announcements

18. Review Action Items From This Meeting

Next HVCC meeting: Monday, October 17th, 3:00 pm Jonson Valley
Johnson Valley Community Center, 50567-A Quailbush Rd.

Adjourn

HVCC DELEGATES / COMMITTEE LIST

COUNCIL MEMBERS

Members appointed by the 4 HVCC Organizations, residing in the community they represent.
Up to 3 voting members from each community, plus alternate to vote in case of an absence.

Kim Abramson	JVIA
Adrienne Bishop	Landers
Digna Cassens	Flamingo Heights
Floy Creveling	Landers
Jim Hanley	JVIA
Jim Harvey	President
Judy Laffoon	Landers Alternate
Justin Merino	JVIA Alternate
Betty Munson	JVIA
Chris Nichols	YMIA
Rick Sayers	YMIA
Roxanna Shamay	Landers

OFFICERS

President: Jim Harvey
Vice President: Rick Sayers
Secretary: Betty Munson
Treasurer: Floy Creveling

STANDING COMMITTEE

Community Outreach: Chairperson: Betty Munson
Jim Hanley, Rick Sayers

AD HOC COMMITTEE

Scenic 247 Committee: Chairperson: Betty Munson
Phillip Brown, Barbara Harris, Jim Harvey, Sarah Kennington, Sara Fairchild, Chuck Bell

Committee members are not required to be members of the Council

July 18, 2022 Minutes
3:00 p.m. at Flamingo Heights Community Association
55977 Perris St. Yucca Valley, CA 92284

- Flag Salute
- Kim Abramson did the Roll Call - Betty Munson and Chris Nichols absent.
- Jim Hanley makes a motion to adopt the Agenda with corrections. Rick Sayers seconds. 7 in favor. None opposed. Motion passed.
- Floy Creveling makes a motion to approve the minutes. Rick Sayers seconds. 7 in favor. None opposed. Motion passed.
- Treasurer's Report given by Floy Creveling. Beginning balance $12,278.47. Ending balance $12,253.47. Actual balance $12,239.30. All fillings are done. Rick Sayers makes a motion to approve the Treasurer's Report. Adrienne Bishop seconds. 7 in favor. None opposed. Motion passed.

1. Guest Comments - none.

2. 29 Palms MCAGCC - none.

3. SB County Fire Dept - Battalion Chief Mike McClintok speaks. There were 130 calls and 20 fires in the Morongo Basin for the month of June. Chief Tuttle working as interim Deputy Chief. BC Mike McClintok is division point of contact. New Fire engine for Joshua Tree. It should be in service within the next few weeks. New ambulance for Station 42. It's been ordered, unknown delivery date.

4. Cal Fire - no

5. SB County Sheriffs Dept - Captain Niles reads statistics: Burglary - JV 1, YM/Flamingo Heights/Landers 6
Theft, Grand - JV 0, YM/Flamingo Heights/Landers 7
Theft, Petty - JV 0, YM/Flamingo Heights/Landers 3
Assault, Aggravated - JV 0, YM/Flamingo Heights/Landers 1
Assault, Simple - JV 0, YM/Flamingo Heights/Landers 1
GTA - JV 0, YM/Flamingo Heights/Landers 1

Homicide - JV 0, YM/Flamingo Heights/Landers 0
Rape - JV 0, YM/Flamingo Heights/Landers 1
Year-to-Date Stats:

- **Hammer Strike YTD**
  - **1,006 –** Total Search Warrants
  - **1,280 –** Suspects Arrested
  - **1,396,202–** Cannabis Plants Seized
  - **171,326 pounds –** Processed Marijuana
  - **65,329g –** Concentrated Cannabis
  - **329 –** Firearms Seized
  - **$3,475,855.00 –** Cash Seized
  - **7,742 –** Greenhouse Eradications
  - **48 –** Mitigated Electrical Bypass (Severe Fire Hazard)
  - **28 –** THC Extraction Lab
  - **13** – Stolen Vehicles Recovered

There were 1600 calls in June. Jim Harvey presented Captain Niles with a card and plaque. The board took a picture with Captain Niles.

6. SB County 3rd District - Supervisor Dawn Rowe speaks.

Flamingo 640 project developers hoping to now come to August HVCC meeting.

New website for reporting of illegal ALTS (illegal camping) coming soon. Stay tuned.

Reports of vacation rental complaints are down. If you're still having issues, please report to County Code Enforcement.

Measure K: measure brought forward by Red Brenan Group to limit elected supervisors to part-time and one term passed by voters in Nov of 2020. County challenged constitutionality of the measure and won in court. Red Brennan Group appealed and the tentative ruling indicated they will side with RBG. County is exploring all options moving forward. If there are no options, my one term will end December of 2024, and your next supervisor will be part-time and one term (pay will be $22/hr).

- **Total Wholesale Product Value of Cannabis Seized This Operation:**
  - **Over $958,002,925**

This is low ball wholesale value

7. State Assemblyman Thurston Smith - Field Representative Miriam Munoz - no.

8. State Senator Shannon Grove - Representative Dominic Heiden speaks. The Governor signed a $300 billion 2022-23 budget. We were pleased that it included funding for firefighters.

We are approaching the end of the 2022 legislative year. All bills have to be passed on or before August 31.

Senator Grove has three bills which are still in the running:

1. SB 1619 to highlight the untenable practice of shutting down clean oil production in California while backfilling California's oil needs with oil from countries with a gross lack of environmental or human rights standards.
2. SB 1195 to increase satellite services for veterans by making use of underutilized space at the California veterans homes.
3. SB 1183 which would create the California Imagination Library, a concept brought to us by the Dolly Parton Foundation to increase childhood literacy and get books in the hands of children.

9. Congressman Jay Obernolte - Representative Hayden Bartz speaks. The gas rates have gone up.

10. Flamingo Heights 640 "Glamping" Proposal Update - RoBott Land Company will be at the August 15, 2022 meeting.

11. Form Annual Financials Audit Committee per HVCC Bylaws - Jim Harvey and Roxanne Shamay will audit the Treasurer Floy Creveling.

12. Committees:

1. *Standing:* Public Outreach - Jim Harvey puts our agenda on the HVCC website 3 days before the meeting.
2. Ad Hoc: Scenic Highway 247 - Jim Harvey reads email from **From Heidi Duron, County Land Use Services on July 15, 2022:**

Hi Betty,

Thank you for providing the update. We have been reviewing this, particularly as it relates to the information and outstanding issues that Karen provided prior to her retirement. In response to the issues raised by the City of Barstow, we would propose to exclude from the plan those parcels within their sphere of influence as highlighted below. We also still need to work on something to address concerns raised by Edison. In addition, we are recommending a 1-mile mitigation area off the highway (200 feet existing v. 20 miles proposed).

We believe this is the best compromise to keep this effort moving forward. I am very happy to discuss further and look forward to continuing working with you on this plan.

Response from Scenic 247 Committee, July 17, 2022, attached
If you would prefer the text only, let me know.

Betty

13. President's Report - no report.

14. Community Reports List – Announcements – Kim Abramson says Johnson Valley Improvement Association will be having its chicken dinner on August 6, 2022 at 6 pm for $10. Breakfast is from 7 am to 10 am every Saturday morning. Friday is Pinochle Club from 12pm to 4 pm. Floy Creveling says the 2nd Saturday is the craft faire from 10 am - 2 pm at the Landers Association. The Adopt a Highway will resume again in September. The Quilting Club will meet July 20, 2022 from 10 am - 2 pm. The Thrift Store is open every Saturday from 10 am - 3 pm. The 3rd Saturday is the general Membership meeting. The Garden Club is the 4th Saturday from 11 am - 1 pm. The Landers Open Air Market is on hiatus during the summer. Yoga is Wednesday from 3:30 pm - 4:30 pm. September 24, 2022 will be a Giant Rock clean up. Floy introduces Claudia Spotts, the President of the Morongo Basin Historical Society. Rick Sayers says Yucca Mesa Improvement Association is still renting out their building for weddings, bar/bat mitzvah's, baby showers, etc. Digna Cassens says the Flamingo Heights Community Center is back to being open and very happy about that. We need to start recruiting members.

15. Review Action Items From This Meeting - none.

Next HVCC meeting: Monday, August 15, 2022 at 3:00 pm Yucca Mesa Community Center, 3133 Balsa Ave. Yucca Mesa

Adjourn

August 15, 2022 Minutes
3:00 p.m. at Yucca Mesa Community Center, 3133 Balsa Ave.

- Flag Salute
- Jim Harvey introduces the Homestead Valley Community Councel. Website: homesteadvalleycc.com
- Kim Abramson did the Roll Call - Adrienne Bishop,Justin Merino, Betty Munson and Chris Nichols absent.
- Floy Creveling makes a motion to adopt the Agenda with corrections. Roxanne Shamay seconds. 6 in favor. None opposed. Motion passed.
- Treasurer's Report given by Floy Creveling. Beginning balance $12,253.47. Ending balance $12,209.70. Rick Sayers makes a motion to approve the Treasurer's Report. Jim Hanley seconds. 6 in favor. None opposed. Motion passed.

1. Guest Comments - Steve Bardwell from Morongo Basin Conservation Association speaks about survey by the county regarding short term rentals. Dennis Lewis speaks about his solar issue in Johnson Valley. September 24, 2022 from 8 am - 12 pm, Giant Rock clean-up for National Public Ranch Day.

2. 29 Palms MCAGCC - no.

3. SB County Fire Dept - Battalion Chief Viloria speaks. There were 108 calls in the Morongo Basin for the month of July. They were mostly medical calls. Fires are low end of spectrum, 300 lightening strikes. County fire has partnered with Copper Mountain College for internships for the county fire department. If you know anyone interested in a career in public safety, let us know. Do not burn weeds. A camp can have a small fire. Fires can't be higher than 2' x 2'. Calfire website for the area: sbcfire.org

4. SB County Sheriffs Dept - Lieutenant Wiebeld introduces Captain Warrick, from Yucaipa. Email address: rwarrick@sbcsd.org. August 25, 2022 from 10 am - 2 pm is a job fair at Copper Mountain College's Bell Center. 25 employers will be there. Public Defender there to help expunge your felony record.

5. SB County 3rd District - Supervisor Dawn Rowe speaks.
Job Fair is August 25, 2022 from 10am to 2pm at CMC's Bell Center
Job Fair, Veteran services, Record Clearing Services, Issuance of Birth/Death/Marriage Certs. About this event: Please join us as San Bernardino County's Workforce Development, Public Defender, Veteran Affairs, Assessor-Recorder-Clerk, and more than 25 hiring employers partner to bring new job opportunities, record clearing services, veteran services, and access to birth and death certificates all in one location.
Local, state, and federal employers looking to hire will be on-site (See list below).
Event registration is open to all general public.
Businesses interested in participating, please contact Mike Holtz at (760) 524-7746 for vender registration information.
To register: https://www.eventbrite.com/e/morongo-basin-job-and-resource-fair-tickets-333644679217?fbclid=IwAR1O2vIVlAZokMCYnQc4_j3RULhEw_ugL0cts-q2LWQo5fLsH4Cg2zDCIxs
EMPLOYERS and RESOURCE PARTNERS registered to attend:

- California Highway Patrol
- Childcare Careers
- City of Twentynine Palms
- Desert Arc
- Desert Beacon, Inc.
- Desert Regional Tourism Agency
- Inland Regional Center
- Marine Corps Community Services
- Mayfield College
- Morongo Basin Healthcare District
- Morongo Basin Transit Authority
- Morongo Unified School District, Career Technical Education
- National Community Renaissance
- National Park Service, Joshua Tree National Park
- San Bernardino County, Human Resources
- San Bernardino County, Fire Department
- San Bernardino County, Sheriff's Department
- Servpro
- Student Transportation of America
- Tenet, Hi-Desert Medical Center
- Town of Yucca Valley
- Twentynine Palms Band of Mission Indians
- UPS - United Parcel Service
- Valley Community Chapel Preschool & Daycare
- Yucca Valley Nursing and Rehabilitation

Operation Hammer Strike:

During the final weeks of July, investigators from the Sheriff's Marijuana Enforcement Team (MET) served 36 search warrants in Twentynine Palms, Joshua Tree, Yucca Valley, Morongo Valley, Lucerne Valley, Highland, and other locations around the county. These warrants resulted in the arrest of 31 suspects, as well as the seizure of 35,965 marijuana plants, 8,384 pounds of processed marijuana, and over $96,000.00 in cash.

During this same time frame, investigators eradicated over 200 greenhouses found at these locations, mitigated three THC extraction labs, and two electrical bypasses. Twelve guns, a stolen vehicle, and a stolen handgun were among the items that were also found at several of these locations.

San Bernardino International Airport (SBD)

Breeze Airways initiated passenger service at San Bernardino International Airport (SBD) on Thursday, August 4. The company joins a long list of aviation companies ready to invest in the future of SBD and the Inland Empire by offering daily flights to San Francisco and Provo, Utah. This new travel option gives consumers an affordable alternative to reach the Bay Area with flights priced as low as $39 and parking fees capped at $5 per day.

STR Applications Received

Year	Jan	Feb	March	April	May	June	July	Total
2021	191	207	201	229	215	385	405	1,833*
2022	283	236	227	236	242	341	198	1,763*

*These totals do not necessarily reflect the number of permits issued.

Route 66 Closures

Some sections of the National Trails Highway (AKA Route 66) remain closed due to damage that was sustained during recent storm activity. The route between Chambless and Amboy remains open. Otherwise, the following closures are in effect:

- Both Directions closure on National Trails Hwy. San Bernardino County has closed National Trails Hwy from Amboy Rd to Main St. (off I-40 in Ludlow) due to bridge repairs. Hoping to reopen by October.
- Both directions on National Trails Hwy. closed between Chambless and multiple bridges. This closure continues to the point where Nat. Trails Highway rejoins I-40 at Mountain Springs Summit.

- Both directions closure on Essex Rd. Essex Rd is closed due to damage to bridges on National Trails Hwy.
- Both directions closure on Goffs Rd. Goffs Rd is closed due to damage to multiple bridges on National Trails Hwy.

County Public Works has not given an estimate on when repairs will be completed and these roads will be reopened. Travelers to Amboy and Chambless can use Kelbaker Road in Saltus as an alternate route.

6. State Assemblyman Thurston Smith - Field Representative Miriam Munoz speaks.
Good Week for Team Smitty
AB 1998 – Needles Center Out-of-State Students
This bill seeks to allow nearby Arizona students to access Palo Verde College and the Needles Center and be exempt from nonresident tuition. Additionally, this would authorize the Palo Verde Community College District to receive state apportionment for those students that would enroll in the college and center. The bill would authorize Palo Verde to waive the fees and collect apportionment contingent upon agreements with complimentary Arizona community colleges.
Status: passed out of Senate Appropriations 7-0 today.

AB 2105 – Veteran Contractor's License Fee Reduction
Requires the Contractors State License Board (CSLB) to grant a 50 percent fee reduction for an initial license to an applicant who has serve as an active duty member of the California National Guard or the United States Armed Forces and was honorably discharged.
Status: Both votes were unanimous. The bill now heads to the Governor.

AB 2152 – Needles OHV Trail Pilot Program
This bill will would extend the existing Inyo County pilot program to the similarly situated City of Needles. This will allow the city to link existing off-highway motor vehicle trails and trailheads on federal Bureau of Land Management or United States Forest Service lands, and to link off-highway motor vehicle recreational-use areas with necessary service and lodging facilities, thereby creating a unified system of trails for OHVs and contributing substantially to the local economy.
Status: passed off the Senate floor unanimously and now heads to the Governor's desk.

Controversial bills we are tracking:

AB 1797 (Weber) Requires health care providers, schools, childcare facilities, family childcare homes, and county human services agencies to disclose immunization information to local health departments. **Passed Senate Appropriations 5-2 today.**

AB 2098 (Low) Declares the dissemination of misinformation or disinformation to a patient by a physician and surgeon related to the COVID-19 virus to be unprofessional conduct. **Passed Senate Appropriations 5-2 today.**

7. State Senator Shannon Grove - Representative Dominic Heiden speaks.

SB 1183 – Imagination Library of California passed out of the Appropriations Committee 8/11, it will next be taken up on the Assembly floor soon.

SB 1319 – related to oil imports from countries with gross environmental and human rights violations unfortunately was held on suspense and will no longer be moving forward this year.

1195 – CalVet Homes Satellite Clinics passed off the Assembly floor 8/11 with a 76-0 vote and will be sent to the Governor to await his signature/veto, we will know either way in the next week or two.

SR 101 – Gold Star Mothers' and Families' Day – was introduced a couple of weeks ago. This is a repeat of similar resolutions Senator Grove has introduced in previous years. It is currently on the Senate Floor.

8. Congressman Jay Obernolte - Congressman Jay Obernolte introduces himself, Representative Hayden Bartz and Chief of Staff Lorissa. The congressman says inflation is 40 years high and their debating in Congress. Emerge from pandemic demand vaccine development, aid to medical workers and America rescue plan. 4 trillion dollars has been dumped the last 18 months into the economy. Business have raised prices because their costs have gone up. Many guest comments.

9. RoBott Land Company - Flamingo Heights 640 - Nancy Ferguson introduces herself and Steve Botthof. Nancy explains Flamingo Heights 640. Pictures are shown on screen. (See attached). Many guest questions. Nancy says, "all questions will be answered and given to Jim Harvey who will post on HVCC website". Jim Harvey ended meeting.

10. HVCC 2021/2022 Fiscal Year-end Audit -

11. Committees:

1. *Standing:* Public Outreach - Jim Harvey puts our agenda on the HVCC website 3 days before the meeting.
2. Ad Hoc: Scenic Highway 247 -

12. President's Report -

13. Community Reports List – Announcements –

Next HVCC meeting: Monday, September 19, 2022 at 3:00 pm Landers Belfield Hall, 58380 Reche Rd. Landers

Adjourn at 6:30 pm.

Homestead Valley Community Council, Inc.

Treasurer's Report

For the month of August 2022

Checking Account:

Beginning Statement Balance 08/01/2022…… $12,209.70

Income…… $ 154.00*

DEP by Floy Creveling on 8/08/2022 to correct error of electronic check accidentally issued from this

account on 08/02/2022 to DMV. I, Floy Creveling, mistakenly used wrong routing/account numbers when

paying a personal expense. I discovered the error on 08/08/2022 and went to the bank immediately to reimburse HVCC. There were no bank fees associated with this error.

Both checkbooks looked the same and I have since changed my personal checkbook cover to avoid any future such errors. President, Jim Harvey, was notified immediately and documentation was presented to the Audit Committee at the annual audit on 8/15/2022.

Expense…… $ 47.75

Ck#709 Reimbursement to Roxanna Shamay for plaque for Captain Niles

Please see above explanation under "Income" for Treasurer's electronic check error $ 154.00*

Ending Statement Balance 08/31/2022…… $12,161.95

Total HVCC Assets in Bank 08/31/2022…… $12,161.95

Legend:

CK – Check DC– Debit Card DEP-Deposit EFT– Electronic Funds Transfer

Floy Creveling

Treasurer

Morongo Basin Community Wildfire Protection Plan (CWPP)

1. Is developed collaboratively.
2. Identifies and prioritizes fuel reduction projects.
3. Recommends measures to reduce the ignitability of structures.

HIGH DESERT EMERGENCY ACTION ALLIANCE

MORONGO BASIN FireSafe COUNCIL

Responses to Comments Received During the HVCC Meeting of August 15, 2022

Presentation to the Homestead Valley Community Council on the proposed Flamingo 640 Camping project. The project site is located at 2107 Old Woman Springs Road in the community of Flamingo Heights, San Bernardino County.

The following comments were received from the residents attending the meeting and require further research/explanation. Other comments and/or questions were answered during the presentation and are not reflected in this summary.

Written Comments

1. *Does the project include right and left turn pockets on Old Woman Springs Road*?

   The proposed project requires an Encroachment Permit from Caltrans to access Old Woman Springs Road (SR 247). The Conceptual Site Plan submitted to the County of San Bernardino depicts the two proposed access points from Old Woman Springs Road to the project site. These are conceptual and were developed during the CUP application process with the County Fire Department who provided the requirements for the on-site road including road width, path of travel through the campsite, and the provision of two access points for ingress/egress. Access to the project site is subject to review and approval by Caltrans, because the project would gain access from Old Woman Springs Road.

   A Condition of Approval of the Conditional Use Permit (CUP) is that the applicant must complete the Encroachment Permit process with Caltrans and provide a copy of the Permit and Permit Conditions (i.e., design of the site access), prior to issuance of any building permits. Caltrans will require design drawings for access to the site and may require that the applicant include a deceleration/acceleration lane on the project site along the frontage of Old Woman Springs Road, or other improvements to OWS Road such as turn pockets. The Caltrans Permit process does not begin until such time as the County has adopted the CEQA Mitigated Negative Declaration and approved the CUP. As part if its review, Caltrans will consider the speed limit, number of lanes, number of accidents, etc., in determining the ultimate requirements for improvements associated with ingress/egress of the project site.

   On the 24th of August we participated in a conference call with County staff (Planning and Traffic) and Caltrans. Caltrans engineers confirmed their process for review and approval of any improvements to Old Woman Springs Road. In consideration of the project's proposal and anticipation of the project's permitting process, Caltrans has determined that the driveway(s) will need to be evaluated or an assessment of the turning lanes and warrant analysis will be necessary.

2. *How do you see the success of the development affecting the surrounding area and community in the next ten years*?

   Market studies are not something we circulate; however, we see an opportunity to develop a very successful private campground which will not adversely affect our neighbors or surrounding community. Moreover, we believe this will protect the 640 acres from higher intensity uses in the

future (i.e., residential development). Once built, the project will leave more than 600 acres undisturbed.

According to a National Park Service (NPS) report prepared by economists from the US Geological Survey (USGS) and NPS in June 2021, there were approximately 2.4 million visitors to Joshua Tree National Park. Visitors spent over $122 million in local communities in 2020. These expenditures supported a total of 1,510 jobs, $60.1 million in labor income, $102 million in value-added, and $164 million in economic output in gateway economies. The largest sectors of visitor spending are on lodging and restaurants, with $46 million on local accommodations and $18 million on local restaurants. Local economies are considered those within 60 miles of Joshua Tree National Park and include, but are not limited to: Yucca Valley, Joshua Tree, and Twentynine Palms.
https://www.nps.gov/jotr/learn/news/2020visitorspending.htm#:~:text=A%20new%20National%20Park%20Service,in%20local%20communities%20in%202020.

This is a truly unique property which requires special consideration, and we estimate it could take several years before the campground is open. Once completed, it may restore some sanity to the local real estate market which has been negatively impacted by short-term rentals (STRs). The campground would provide 75 campsites with a total estimated 300 visitors at full capacity. It will cater to larger groups (i.e., class field trip), small groups (i.e., yoga retreat) as well as individual travelers from all over SoCal and the world. The profile(s) of our guests will vary widely according to season (i.e., summer guests, winter guests, etc.). The campground will recruit from the local workforce community whose expertise will be invaluable ensuring the proper care and maintenance of the land and wildlife, along with educating/hosting our guests.

3. *Why not take the substantial resources invested in lost revenue going against environmental protections and the considerable objections of educated, informed locals? Sell to conservationists and invest in a commercial zoned area which will still bring substantial business and achieve the aims of the development proposal*.

   The CUP Application included a number of special studies prepared for the proposed project including Biological Resources, Cultural Resources, Geotechnical, Air Quality, Noise and Traffic. These reports were utilized to prepare the CEQA Initial Study which concluded that the relatively small project footprint within the larger 640-acre site, combined with the proposed mitigation measures would not result in any significant unavoidable impacts to the environment. The County has indicated that a Mitigated Negative Declaration based on the findings of the Initial Study, including all special studies prepared as part of the CUP application is the appropriate CEQA document for the project.

   The County has accepted the CUP application for a campground project in a Rural Living area as allowed under its Planning regulations. The County's Development Code (CDC) states that campgrounds are allowed in the Rural Living Zone (see CDC Table 82-7, Allowed Land Uses and Permit Requirements for Residential Land Use Zoning Districts) but are not allowed in a Commercial Land Use Zoning District (see CDC Table 82-11). Tables have been included at the end of this pdf document.

   We believe that using a small portion (< 6%) of the 640-acre site for a private campground will have positive effects for the subject property, neighborhood, outlying local community, and visitors. By placing the area of activity toward the center of the property away from existing residences, activities on the campground should be undetected by our neighbors.

4. *How will the project utilize local laborers and contractors to build the project*?

   The permanent workforce and nearby qualified contractors would be our first choice where all else is equal; (i.e., two similarly qualified people or companies will compete but if one is a local entity then the advantage would shift to the local party).

5. *How does the potential listing of the western Joshua Tree effect how this project will move forward? There are hundreds of Joshua trees in the proposed area*.

   The CUP application package includes a Protected Plan Preservation Plan as required by the County. Based on the findings of the Biological Resources Assessment prepared for the project, there are 2,734 Joshua trees located on the project site. The proposed project is to develop a campground with related small structures (camp store, small restaurant and bar, small workshops) on a portion of the site along the west side of Pipes Canyon Wash.

   No disturbance is proposed within Pipes Canyon Wash or the east side of the wash where both areas contain a significant number of Joshua trees.

   Subsequent to the approval of the CUP, a civil engineer will prepare construction drawings. Avoidance of Joshua trees is preferred however, some trees may require relocation. A review of the Conceptual Site Plan completed for the preparation of the Protected Plant Protection Plan (Plan) identified approximately 34 Joshua trees that would require relocation to provide an area for the parking lot, retention basin and septic system. These trees will be evaluated in a subsequent assessment to be completed once design drawings are available, to determine a final number of trees, their health, and the likelihood they can be successfully replanted.

   With the exception of the 34 Joshua trees that require relocation, the remaining Joshua trees will be retained in place. Prior to commencing with the excavation of the 34 trees, suitable locations to transplant them will be identified by a qualified biologist. Because relocation of trees is problematic and the success rate varies with each project, it is our intent to minimize the number of trees requiring relocation. The Plan also calls for the development and maintenance of a nursery for Joshua trees to be used to replace trees that do not survive transplanting, or to replace dying trees within the project site due to climate change. A watering regimen will be established and a monitoring program implemented for the transplanted trees. Avoidance measures and/or maintenance requirements, in addition to those outlined in the Plan, tailored to the project site may be identified during consultation with CDFW via during the Incidental Take Permit (Section 2081 of the Fish and Game Code) application process, should the Joshua tree be listed by the California Fish and Game Commission.

   Should the California Fish and Game Commission determine that the western Joshua tree should be listed, we would be required to apply for an Incidental Take Permits (ITP). Section 2081 subdivision (b) of the Fish and Game Code allows CDFW to authorize take of species listed as endangered, threatened, candidate, or a rare plant, if that take is incidental to otherwise lawful activities and if certain conditions are met. Mitigation to offset any impacts identified by CDFW staff would be determined during consultation under the 2081 application process. Mitigation may include setting aside the remainder of the property for conservation; and/or the purchase of land in a mitigation bank at a ratio (tree/acre) based on the number of trees that CDFW staff determines to be impacted.

6. *How will you ensure your customers will observe burn bans*.

   A code of conduct will be strictly enforced. There will be an education process at initial contact with electronic reservations and again at campground check-in (intake) and reminders from security and staff. Our guests will know the Do's & Don'ts and violations will remedied and may result in removal from the premises and/or other legal remedies.

7. *It's already been shown how strongly even low-level noise carries/travels down the canyon wash area. How will you prevent the sounds from your last-indicated guest count of close to 300 people and 30-50 employees from disturbing the residents… both human and wildlife in the area*?

   Our neighbors and wildlife are of paramount importance. Though our neighbors may infrequent or avoid the campground altogether, our goal will remain that of being a good neighbor and good steward of the land. We will exceed their expectations wherever possible and adapt ways to eliminate noise travel. This will include the use of headphones/ear buds for music listeners. We will also use noise monitoring devices on the perimeters on the western, northern, and southern boundaries of the Flamingo 640 site. There will also be noise curfews.

8. *Why do you feel it's appropriate to position a large commercial venue that only caters to those from out of town in the middle of a longstanding residential rural living zone containing larger acreage properties and spanning a vital wildlife corridor*.

   According to a National Park Service (NPS) report prepared by economists from the US Geological Survey (USGS) and NPS in June 2021, there were approximately 2.4 million visitors to Joshua Tree National Park. Visitors, other than day-trippers require lodging in the local area. Currently, the area is adversely affected by short-term rentals. It has been estimated that there are 1,800 STRs in the local area, an area sparsely populated so that the loss of these dwelling units that could previously be rented by long-term occupants or bought for owner-occupancy have been taken off the market. The campground would provide 75 campsites with a total estimated 300 visitors at full capacity. In the absence of these campsites, visitors would likely be booking an STR for their vacation stay.

   This plan for a private campground will benefit the surrounding undeveloped portion of the 640-acre site, immediate neighborhood, the local community, the County, and visiting campground guests.

9. *You need to do another environmental impact study. It missed tortoise who live there. Location of property in monsoon could get flooded. Traffic on OWS – increased guests. More chances for wildfire. Concerts – increased noise. We moved here for peaceful environment. MDLT has offered to buy it*.

   No further environmental studies are required for the proposed project at this time. The Biological Resources Assessment was conducted at the appropriate time of year, under USFWS and CDFW established protocols for field surveys. The biologists recognized that the area was habitat for desert tortoise as well as other desert species, however, no individuals were encountered during the surveys. Under these circumstances the Biological Resources Assessment included recommendations for subsequent surveys prior to any ground disturbing activities, and that a Worker Environmental Awareness Program (WEAP) be implemented so that every construction worker would be required to complete the program prior to construction.

In addition, a qualified biological monitor would also be on site during construction. Further, on-going during operation of the campground, the applicant has committed to a visitor education program whereby information about the desert habitat on-site would be provided, including what to do if individual wildlife species are encountered.

With regard to flooding, we have submitted a drainage study to the County Land Development Division for their review/approval. County engineers will determine if additional grading/drainage work is required.

With regard to traffic, the project traffic engineer utilized the Institute of Traffic Engineers (ITE) *Trip Generation Manua*l to determine the trip generation rate (the number of trips that begin and end at the project site) for a campground. The traffic engineer used the land use Campground/Recreational Vehicle Ground to determine the project trip generation rate. Inherent in the rate are visitors and employees. A typical traffic study evaluates the number of trips associated with a project that would occur during the morning and evening peak hours, to determine the change in the level of service on roadways in the area. Although the proposed project would contribute additional trips on Old Woman Springs, the number of trips that would occur during the morning (generally considered to be between 7-9 am) and evening peak hours (generally considered to be between 4-6 pm) would be minimal with 16 trips during the morning peak hour and 20 during the evening peak hour. Therefore, the County Traffic Division determined that a "full blown" traffic impact analysis was not required.

With regard to concerts, there is no proposed concert venue associated with the CUP application for the Flamingo 640 campground project.

Regarding MDLT, it has not offered to purchase the site. We have had two separate e-mail conversations with MDLT staff, the first in Winter 2021, and the second in Winter 2022 when we provided our Conceptual Site Plan and a copy of the draft Protected Plant Protection Plan. In each instance MDLT staff indicated that they would get back to us. Aside from these two short email exchanges, I am unaware of any recent outreach from them.

10. *Why is there a helipad? There is no other hotel in the area that has one. Why put a hotel in the middle of a residential neighborhood*?

    The helipad was suggested or driven by the applicant purely as an amenity for emergency services for the neighborhood, local area. It is not part of campground service. It is not intended for non-emergency services.

11. *With all the detailed + researched objections to this Flamingo 640 proposal sent in public comment to the County, why are you still asking us what the community objections are*?

    Public dialogue is not compulsory however we believe that it is important to conduct a community outreach meeting in order for residents to voice their concerns within the context of the Homestead Valley Community Council public meeting in order to ensure that they are being heard. Community members are free to abstain from further conversations about the proposal. The County has been giving us comprehensive feedback for years on this project and no item, or party will be left ignored. Development in California is an arduous process, and we understand that there may be fatigue on the part of our neighbors.

12. *What will be done for traffic congestion? Concerned about additional traffic on a two-lane road*.

    Any CUP issued by the County will be accompanied by Conditions of Approval which will consider/address matters of traffic.

Oral Comments

13. *Why is there a music venue proposed and how do you think this will affect the local residents*?

    We eliminated the music venue from the site plan. It was not a suitable idea.

14. *This is not a private campground it is a commercial campground and should be in a commercial zone*.

    The proposed project is a private campground, and we are devoting a fraction (less than 6%) of the site to sleeping areas and campground amenities. The balance of the site will be undisturbed.

    The County has accepted the CUP application for a campground project in a Rural Living area as allowed under its Planning regulations. The County's Development Code (CDC) states that campgrounds are allowed in the Rural Living Zone (see CDC Table 82-7, Allowed Land Uses and Permit Requirements for Residential Land Use Zoning Districts) but are not allowed in a Commercial Land Use Zoning District (see CDC Table 82-11). Tables have been attached for convenience.

15. *Does the project include right and left turn pockets on Old Woman Springs Road*?

    Old Woman Springs Road is a highway and Caltrans will condition the encroachment permit in accordance with their safety standards. A Condition of Approval of the Conditional Use Permit (CUP) is that the applicant must complete the Encroachment Permit process with Caltrans and provide a copy of the Permit and Permit Conditions (i.e., design of the site access), prior to issuance of any building permits. Caltrans will require design drawings for access to the site and may require that the applicant include a deceleration/acceleration lane on the project site along the frontage of Old Woman Springs Road, or other improvements to OWS Road such as turn pockets. The Caltrans Permit process does not begin until such time as the County has adopted the CEQA Mitigated Negative Declaration and approved the CUP. As part if its review, Caltrans will consider the speed limit, number of lanes, number of accidents, etc., in determining the ultimate requirements for improvements associated with ingress/egress of the project site.

16. *This is a wildlife corridor and the project would be displacing wildlife*.

    Both the Biological Resources Assessment and Initial Study prepared for the project acknowledged that 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. The project site is located within a modeled habitat linkage as identified on the San Bernardino County Policy Plan Map NR-2 *Parks and Open Space Resources*. Furthermore, Pipes Canyon Wash was identified as a wildlife corridor according to the Biological Resources

Section of the Environmental Impact Report prepared for the San Bernardino Countywide Policy Plan. Understanding the importance of maintaining wildlife corridors, we are proposing a split-rail or similar type fence around the perimeter of the project site to discourage unauthorized off-road vehicle use in the future. This would ensure the continuation of wildlife movement through the project site as currently occurs with the exception of the approximately 25-acre area that would be utilized for campsites and related amenities. Wildlife could continue to move through the area as under existing conditions such as where commercial and residential uses in the immediate vicinity of the project site exist.

17. *This project needs a full environmental impact report. You have not done enough and the report is not adequate*.

    See response to written comment No. 9 above.

18. *What other properties do you have up here – are you invested in the community*?

    We are Americans, Californians, and lovers of the desert. Some properties in our portfolio are on our website – www.robottland.com. The Flamingo 640 represents a clear investment in the community.

19. *How many campsites are already in the area and what does your campground add*?

    According to the NPS Joshua Tree National Park website, there are 500 campsites within the boundary of the park within 8 dedicated campgrounds. In addition, the Park allows back country camping, however, currently the Park does not require a permit for this activity, so the actual number of campers is unknown. In addition, according to a map of the Joshua Tree Land and Campground, there are 137 campsites at that location that includes tent and RV camping. There are a number of unpermitted campgrounds in the area so the umber of campsites is unknown. A review of the website HipCamp showed a number of small sites that could accommodate from one to seven tents, RV's (with no hookups), or combination of the two. The proposed project would add an additional 75 campsites to the area.

20. *What are the economic benefits of the project and what sorts of fees (e.g. schools) are you paying*?

    The project applicant is required to pay Development Impact Fees at rates current at the time of the issuance of building permits. In addition, Flamingo 640 will provide jobs, tax revenue, an emergency helipad facility, along with the likelihood of increased funding for education, biological/cultural resources.

21. *What's your water source and what sort of sewage treatment will you use?*

    The project will annex into the Bighorn Desert View Water Agency's service area. There is an existing well site at the northwest corner of the project site near the intersection of Old Woman Springs Road and Luna Vista Road. The project includes the development/operation of an on-site septic system that includes a leach field.

22. *How will visitors be educated on the natural features (plants and wildlife) of the area*?

    There will be education offered online at the time of reservation/registration and at check-in. The proposed plan calls for visitors to enter the campground and park their car. A

camp coordinator will escort the guest(s) from the car to their sleeping area in a golf cart or on foot. Aside from entering or exiting the campsite, guests will not be permitted to drive their vehicles.

23. *What does the permit process look like for this project*?

    It's a slow and challenging process. Applicant began this process by hiring a geologist, a project manager, and an engineering firm in early 2019. California has one of the toughest standards for real estate development in the United States. Unlike many other California counties, San Bernardino County thus far has been responsive and cooperative though the pandemic slowed an already slow process. We submitted our completed application in September 2021 and look forward to receiving the entitlement or CUP from the County.

    The County is the first agency to review and act on the project. Once the CUP has been approved and the Mitigated Negative Declaration has been adopted, the applicant can then apply for an Encroachment Permit from Caltrans, and the Bighorn Desert View Water Agency can begin the annexation process through the Local Agency Formation Commission (LAFCO).

    In addition, the project also requires a permit to construct from the State's Department of Housing and Community Development (HCD) as a Special Occupancy Park.

    Finally, should the California Fish and Game Commission determine that the western Joshua tree should be listed, we would be required to apply for an Incidental Take Permits (ITP). This permit must be approved prior to the County issuing any permits to construct.

24. *The project will be detrimental to ecosystems*.

    This project will be designed and constructed in accordance with San Bernardino County guidelines, laws, rules, etc. Once operational it will employ many of the well know philosophies that focus on "leaving no trace" or limited footprints. We want our visitors to be comfortable and free to do as they wish with the caveat that a code of conduct will be enforced.

    The Biological Resources Assessment prepared for the project included a number of recommendations that have been included in the CEQA Initial Study as mitigation measures to ensure that no significant unavoidable impacts would occur to biological resources (plants or wildlife). The campground would disturb approximately 25 acres within a larger approximately 50-acre area generally located between the Pipes Canyon Wash and Old Woman Springs Road. The remaining approximately 590 acres would remain in its present condition. Wildlife would continue to access the 640-acre site as the applicant is considering constructing a split rail fence that would not block access to the site by wildlife.

25. *The project will create too much noise. Sound carries and the project will disturbing nearby residents*.

    The campground will avail itself of all noise cancelling or monitoring technology and will also inform guests if they are being too noisy. Noise disturbances to wildlife or nearby residents will not be tolerated. The nearest residence to the campground area is a quarter mile away.

26. *Who's going to operate the site*?

    This remains to be determined though we have many qualified operators who are interested in obtaining the design and management assignment.

27. *Have you done market research on "glamping" to determine whether this project is even viable*?

    Yes. According to the National Park Service, Joshua Tree National Park receives in excess of 2.5 million visitors. Due to its location, visitors may travel several hours to get to the park. For those traveling these distances, it is likely that they look for local accommodations rather than making their visit a day trip. The park currently has 500 campsites and also allows some back country camping. There are a few private campgrounds in the area such as the Joshua Tree Lake campground. There are also a number of local residents who allow a small number of campers to use their property (see www.hipcamp.com). However, according to the New York Times, there are upwards of 1,800 short term rentals in the area.

28. *What are you doing to give back to the community*?

    We are providing jobs both during construction and operation. In addition, our guests will likely shop locally resulting in increased sales in local shops and restaurants.

29. *Everyone says no, why are you still moving forward with this project*?

    As a private land owner of a site in an RL zone we are allowed to propose a campground project on our property and are required to apply for a Conditional Use Permit (CUP) that gives the County the authority to impose conditions of approval to ensure that the project is operated in a manner so the site does not become a nuisance. As part of the CUP application we were required to have a number of special studies conducted to identify areas of concern. For example, the geotechnical studies conducted at the site showed a fault traversing the project site parallel to OWS Road. In such a case, the County requires a setback from the fault and our civil engineer designed the site to accommodate the required distance from the fault. Other issues are addressed elsewhere in these responses to comments.

30. *Residents in the community have no where to live now, where will employees live*?

    Employees of the campground will make a decent wage and will be able to afford housing.

31. *The traffic memo is a joke. No traffic counts were done. This project should be considered a resort and not a campground*.

    The proposed project is not a resort since resorts provide much more elaborate amenities than what we are proposing for our site. Resorts can have multiple swimming pools, ballrooms, golf courses, tennis courts, etc. This is a private campground and is being developed in accordance with San Bernardino County standards for a campground.

32. *The project should include dedicated ingress and egress lanes to the site*.

    Caltrans will require an encroachment permit for the project. Caltrans will decide the conditions that must be met to pull a building permit which will only occur after the entitlement of the project.

33. *Are these good jobs that pay*?

At this nascent stage, it's hard to estimate pay offered or exact job responsibilities, however we believe you get what you pay for, and we see the need for a good staff who can wear many hats – one part, park ranger, and one part greeter. We believe these jobs will pay above average or be high paying, but also enriching jobs.

34. *What is being proposed for shade*?

The desert can be a dangerous environment and shaded structures and water stations will be strategically placed throughout the property. These features will be identified during the design phase of the project.

Table 82-7
Allowed Land Uses and Permit Requirements for Residential Land Use Zoning Districts

LAND USE *See Division 10 (Definitions) for land use definitions*	PERMIT REQUIRED BY DISTRICT			Specific Use Regulations
	RL[1]	RS	RM	
AGRICULTURAL, RESOURCE & OPEN SPACE USES				
Accessory crop production	A[2]	A[2]	A[2]	84.01
Agricultural accessory structure - 1,000 sf max.	A	A	A	
Agricultural accessory structure - up to 10,000 sf max. on 5 ac. or less	A	—	—	
Agricultural accessory structure - greater than 10,000 sf. on 5 ac. or less	M/C	—	—	
Agricultural support services	CUP	—	—	
Animal keeping	S	S	S	84.04
Crop production, horticulture, orchard, vineyard, nurseries	A	—	—	
Livestock operations	CUP	—	—	84.04
Natural resources development (mining)	CUP	—	—	88.03
Nature preserve (accessory uses)	M/C	—	—	
Lake	M/C	CUP	—	
Pond	A	A	M/C	
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING				
Composting operations	CUP	—	—	
Recycling facilities – reverse vending machine, accessory	S	—	—	84.19
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES				
Agritourism enterprises	S	—	—	84.03
Campgrounds[3]	CUP	—	—	
Commercial entertainment - Indoor[3]	CUP	—	—	
Conference/convention facility[3]	CUP	—	—	
Equestrian facility[3]	M/C	S[4]	—	
Golf course[3]	CUP	—	—	
Library, museum, art gallery, outdoor exhibit[3]	M/C	M/C	M/C	
Meeting facility, public or private[3]	CUP	CUP	CUP	
Park, playground[3]	P	P	P	
Places of worship	CUP	CUP	CUP	
Rural sports and recreation[3]	M/C	—	—	
School – College or university	CUP	CUP	—	
School – Private	CUP	CUP	—	
School – Specialized education/training	CUP	—	—	
Sports or entertainment assembly[3]	CUP	—	—	
RESIDENTIAL[11]				
Accessory structures and uses	A	A	A	84.01
Caretaker housing	M/C[5]	M/C	M/C	84.01
Group residential (sorority, fraternity, boarding house, private residential club, etc.)	—	—	M/C	
Guest housing	A	A	A	84.01
Mobile home park/manufactured home land-lease community	CUP	CUP	CUP	84.14
Multiple dwelling, 2 to 3 units, attached or detached	—	—	A	84.16
Multiple dwelling, 4 to 19 units, attached or detached	—	—	A	84.16
Multiple dwelling, 20 to 49 units, attached or detached	—	—	MUP	84.16
Multiple dwelling, 50 or more units, attached or detached	—	—	CUP	84.16
Parolee and/or probationer home	—	—	CUP	
Accessory dwelling unit	A[6]	A[6]	—	84.01

LAND USE *See Division 10 (Definitions) for land use definitions*	PERMIT REQUIRED BY DISTRICT			Specific Use Regulations
	RL(1)	**RS**	**RM**	
Single dwelling	A	A	PD(7)	
RETAIL				
Produce stand	A(8)	A(8)	A(8)	
SERVICES - GENERAL				
Cemetery, including pet cemeteries	CUP	CUP	—	84.06
Child care - Small family day care home	A	A	A	
Child care - Large family day care home	MUP	MUP	MUP	
Child care - Day care center	M/C	M/C	M/C	
Commercial Kennels and Catteries - min lot 2.5 acres (over 15 animals)	M/C/S	—	—	84.04
Emergency shelter	—	—	CUP	84.33
Home occupation	SUP	SUP	SUP	84.12
Licensed Residential Care Facility of 6 or fewer persons	A	A	A	84.23
Licensed Residential Care Facility of 7 or more persons	—	—	CUP	84.23
Lodging - Bed and breakfast inn (B&B)	SUP(9)	SUP(9)	SUP(9)	84.05
Public safety facility	M/C	M/C	M/C	
Short-Term Residential Rentals	SUP	SUP	SUP	84.28
Unlicensed Residential Care Facility with 6 or fewer persons	RCP	RCP	RCP	84.32
Unlicensed Residential Care Facility with 7 or more persons	—	—	CUP	
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE				
Broadcasting antennae and towers	M/C	—	—	
Electrical power generation	CUP	—	—	
Pipelines, transmission lines, and control stations (10)	(10)	(10)	(10)	
Renewable Energy Generation Facilities	CUP	—	—	84.29
Sewage treatment and disposal facility	CUP	CUP	CUP	
Solid waste disposal	CUP	CUP	CUP	
Telecommunications facility	S	S	S	84.27
Transportation facility	M/C	M/C	M/C	
Utility facility	CUP	CUP	CUP	
Wind energy accessory	S	S	S	84.26
Wireless telecommunications facility	S	S	S	84.27
OTHER (continued)				
Accessory structures and uses	A	A	A	84.01
Temporary special events	TSP	TSP	TSP	84.25
Temporary structures and uses	TUP	TUP	TUP	84.25

KEY

A	Allowed use (no planning permit required)	PD	Planned Development Permit required (Chapter 85.10)
P	Permitted Use; Site Plan Permit required (Chapter 85.08)	SUP	Special Use Permit required (Chapter 85.14)
M/C	Minor Use Permit required; unless a Conditional Use Permit required in compliance with Section 85.06.050 (Projects That Do Not Qualify for a Minor Use Permit)	S	Permit requirement set by Specific Use Regulations (Division 4)
		TSP	Temporary Special Events Permit required (Chapter 85.16)
		RCP	Unlicensed Residential Care Facilities Permit (Chapter 85.20)
CUP	Conditional Use Permit required (Chapter 85.06)	TUP	Temporary Use Permit required (Chapter 85.15)
MUP	Minor Use Permit required (Chapter 85.06)	—	Use not allowed

Notes:

(1) For projects within the Oak Glen Community Plan Area, all non-agritourism uses shall comply with the agritourism hours of operation standard [Subsection 84.03.030(b)(3)] and the agritourism noise/amplified sound regulations [Subsection 84.03.030(b)(5)].

(2) Use allowed as an accessory use only with standards, on the same site as a residential use allowed by this table.

(3) For projects within the Oak Glen Community Plan Area, these uses shall comply with the agritourism development standards provided in Table 84-1 in Section 84.03.030. The permit requirements presented this table shall prevail over any permit requirement listed in Table 84-1.

(4) A boarding facility only with a Home Occupation Permit.

(5) For parcels that are 10 acres or greater, a Site Plan Permit is all that is needed.

(6) Use allowed as an accessory use only, on the same site as a residential use allowed by this table. A Special Use Permit is required for an accessory dwelling unit used as a short-term rental in the Mountain Region.
(7) Single dwellings will only be allowed within an RM Land Use Zoning District when it is part of a Planned Residential Development that has been designed to meet the goals and densities of the RM zone.
(8) In the Phelan/Pinon Hills Community Plan area on lots greater than 10,000 sq. ft. with a maximum 200 sq ft structure for storage and sales and a maximum 6 sq. ft. advertising sign; in RS and RM, can only operate for 72 hours per month.
(9) A CUP shall be required for three or more rooms.
(10) These uses are regulated and approved by the Public Utilities Commission. See alternate review procedures in Chapter 85.02.
(11) Supportive housing or transitional housing that is provided in single-, two-, or multi-family dwelling units, group residential, parolee-probationer home, residential care facilities, or boarding house uses shall be permitted, conditionally permitted or prohibited in the same manner as the other single-, two- or multi-family dwelling units, group residential, parolee-probationer home, residential care facilities, or boarding house uses under this Code.

Adopted Ordinance 4011 (2007); Amended Ordinance 4043 (2008); Amended Ordinance 4057 (2008); Amended Ordinance 4067 (2009); Amended Ordinance 4085 (2009); Amended Ordinance 4098 (2010); Amended Ordinance 4162 (2012); Amended Ordinance 4230 (2014); Amended Ordinance 4251 (2014); Amended Ordinance 4304 (2016); Amended Ordinance 4331 (2017); Amended Ordinance 4342 (2018)

Table 82-11
Allowed Land Uses and Permit Requirements for Commercial Land Use Zoning Districts

LAND USE *See Division 10 (Definitions) for land use definitions*	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	CR	CN	CO	CG	CS	CH	
AGRICULTURAL, RESOURCE & OPEN SPACE USES							
Agriculture support services	P(2)	—	—	P(1, 2)	P(2)	—	
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING							
Construction contractor storage yard	M/C	—	—	—	M/C	—	
Firewood contractor	P(2)	—	—	—	P(2)	—	84.09
Manufacturing Operations I	M/C(3)	—	—	—	P(2)	—	
Motor vehicle storage/Impound facility	CUP	—	—	—	CUP	CUP	
Recycling facilities - Small collection facility	SUP	SUP	SUP	SUP	SUP	SUP	84.19
Recycling facilities - Large collection facility	CUP	—	CUP	CUP	CUP	CUP	84.19
Recycling facilities - Light processing facility	CUP	—	—	CUP	CUP	—	84.19
Recycling facilities, reverse vending machine (accessory only)	A	A	A	A	A	A	84.19
Salvage operations - within enclosed structures	M/C(4)	—	—	—	M/C	—	
Storage - Personal storage (mini-storage)	M/C	—	—	—	P(2)	—	
Storage - Recreational vehicles	CUP	—	—	—	CUP	CUP	
Storage - Warehouse, Indoor Storage	M/C	—	—	—	—	—	
Wholesaling and distribution	M/C(4)	—	—	P(1,2)	P(2)	—	
RECREATION, EDUCATION & PUBLIC ASSEMBLY							
Adult business	—	—	—	ABP	—	—	84.02
Commercial entertainment – Indoor	P(2)	P(2)	—	P(2)	P(2)	P(2)	
Commercial entertainment - Outdoor	P(2)	—	—	P(2)	P(2)	P(2)	
Conference/convention facility (4, 5)	M/C	—	M/C	M/C	M/C	M/C	
Equestrian facility	M/C	—	M/C	M/C	M/C	M/C	
Fitness/health facility (5)	P(2)	P(2)	—	P(2)	P(2)	P(2)	
Golf course	M/C	—	—	—	M/C	M/C	
Library, museum, art gallery, outdoor exhibit (5)	M/C	—	—	M/C	M/C	M/C	
Meeting facility, public or private (5)	CUP	CUP	CUP	CUP	CUP	CUP	
Park, playground	M/C	—	—	—	—	—	
Places of worship	CUP	CUP	CUP	CUP	CUP	CUP	
Recreational vehicle park	M/C	—	—	—	M/C	M/C	
Rural sports and recreation	CUP	—	—	—	CUP	CUP	
School - College or university (5)	M/C	—	M/C	M/C	M/C	M/C	
School - Private (5)	M/C	—	M/C	M/C	M/C	M/C	
School - Specialized education/training (5)	M/C	—	M/C	M/C	M/C	M/C	
Sports or entertainment assembly	CUP	—	—	CUP	CUP	CUP	
Theater (5)	M/C	—	—	M/C	M/C	M/C	
RESIDENTIAL(10)							
Accessory dwelling (caretakers residence, etc.)	P(6)	P(6)	P(6)	P(6)	P(6)	P(6)	84.01
Accessory use or structure - Residential (conforming and non-conforming uses)	A	P(6, 7)	P(6, 7)	P(6, 7)	P(6, 7)	P(6, 7)	84.01
Group residential (sorority, fraternity, boarding house, private residential club, etc.)	M/C	—	—	M/C	M/C	M/C	
Guest housing	P(7)	—	—	—	—	—	84.01
Live/work unit	M/C	M/C	M/C	M/C	M/C	M/C	
Mobile home park/manufactured home land-lease community	CUP	—	—	—	—	—	84.14
Multiple dwelling, up to 19 units, attached or detached	A	—	—	—	—	—	84.16
Multiple dwelling, 20 or more units	CUP	—	—	—	—	—	84.16
Parolee and/or probationer home	CUP	—	—	CUP	CUP	CUP	
Residential use only as part of a mixed use project	PD	—	PD	PD	PD	PD	84.16
Accessory dwelling unit	A	—	—	—	—	—	84.01

LAND USE *See Division 10 (Definitions) for land use definitions*	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	CR	**CN**	**CO**	**CG**	**CS**	**CH**	
Single dwelling	A	—	—	—	—	—	
RETAIL							
Auto and vehicle sales and rental	P(2)	—	—	P(2)	P(2)	—	
Bar, tavern	P(2)	M/C	—	P(2)	P(2)	—	
Building and landscape materials sales - Indoor	M/C	—	—	M/C	M/C	—	
Building and landscape materials sales - Outdoor	M/C	—	—	M/C	M/C	—	
Construction and heavy equipment sales and rental	M/C	—	—	—	M/C	—	
Convenience store	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)	
Fuel dealer (propane for home and farm use, etc.)	M/C	—	—	—	M/C	—	
General retail	M/C	—	—	P(2)	P(2)	—	
Groceries, specialty foods	M/C	M/C	—	P(2)	P(2)	—	
Manufactured home, boat, or RV sales	P(2)	—	—	M/C	M/C	—	
Night club	P(2)	M/C	—	M/C	P(2)		
Restaurant, café, coffee shop	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)	
Service station	M/C	M/C	—	M/C	M/C	M/C	
Second hand stores, pawnshops	P	—	—	P	P	—	
Shopping center	M/C	M/C	—	M/C	M/C	M/C	
Swap meet, outdoor market, auction yard	M/C	—	—	M/C	M/C	—	
Warehouse retail	P(2)	—	—	P(2)	P(2)	—	
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL							
Medical services - Hospital	—	—	CUP(5)	—	—	—	
Medical services - Rehabilitation center	—	—	CUP	—	—	—	
Office - Accessory	P(6)	P(6)	P(6)	P(6)	P(6)	P(6)	
Professional services	P(2)	P(2)	P	P(2)	P(2)	—	
SERVICES - GENERAL							
Bail bond service within 1 mile of correctional institution	P	—	P	P	P	P	
Cemetery including pet cemeteries	CUP	CUP	CUP	CUP	CUP	CUP	84.06
Child care - Day care center	M/C	M/C	M/C	M/C	M/C	—	
Convenience and support services	P(2)	P(2)	—	P(2)	P(2)	P(2)	
Emergency shelter	CUP	CUP	CUP	A	A	CUP	84.33
Equipment rental	P(2)	—	—	P(2)	P(2)	—	
Home occupation	SUP	SUP	SUP	SUP	SUP	SUP	84.12
Kennel or cattery - 2.5-acre minimum lot area	M/C/S	—	—	—	M/C/S	—	84.04
Licensed Residential Care Facility of 6 or fewer persons	M/C	—	—	M/C	M/C	M/C	84.23
Licensed Residential Care Facility of 7 or more persons	M/C	—	—	M/C	M/C	M/C	84.23
Lodging - Bed and breakfast inn (B&B)	SUP	—	—	—	—	—	84.05
Lodging - Hotel or motel - 20 or fewer guest rooms	P(2)	—	—	P(2,8)	P(2,8)	P(2)	
Lodging - Hotel or motel - More than 20 guest rooms	M/C	—	—	M/C	M/C	M/C	
Personal services	P(2)	P(2)	—	P(2)	P(2)	P(2)	
Public safety facility	M/C	M/C	—	—	M/C	M/C	
Unlicensed Residential Care Facility of 6 or fewer persons	RCP	—	—	RCP	RCP	RCP	84.32
Unlicensed Residential Care Facility of 7 or more persons	M/C	—	—	M/C	M/C	M/C	
Vehicle services - Major repair/body work	M/C	—	—	—	M/C	M/C	
Vehicle services - Minor maintenance/repair	P(2)	—	—	P(2)	P(2)	P(2)	
Veterinary clinic, animal hospital	M/C	—	—	M/C	M/C	—	
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE							
Ambulance, taxi, or limousine dispatch facility	P(2)	—	—	—	P(2)	P(2)	
Broadcasting antennae and towers	M/C	—	—	M/C	M/C	—	
Broadcasting studio	P(2)	—	—	P(2)	P(2)	—	
Parking lots and structures, accessory	P(6)	P(6)	P(6)	P(6)	P(6)	P(6)	
Pipelines, transmission lines, and control stations (9)	(9)	(9)	(9)	(9)	(9)	(9)	
Renewable Energy Generation Facilities	CUP	CUP	CUP	CUP	CUP	CUP	84.29
Sewage treatment and disposal facility	CUP	—	—	—	—	CUP	
Transportation facility	M/C	M/C	M/C	M/C	M/C	M/C	
Truck Stop	M/C	—	—	—	M/C	M/C	
Truck Terminal	—	—	—	—	M/C	—	
Utility facility	CUP	—	—	—	CUP	—	

LAND USE *See Division 10 (Definitions) for land use definitions*	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	CR	CN	CO	CG	CS	CH	
Wind energy system, accessory	S	S	S	S	S	S	84.26
Wireless telecommunications facility	S	S	S	S	S	S	84.27
OTHER							
Accessory structures and uses	P	P	P	P	P	P	84.01
Off-Site Signs	—	—	—	CUP	—	CUP	83.13.060
Off-Site Signs (Freeway Oriented)	—	—	—	CUP	—	CUP	83.13.060
Temporary special events	TSP	TSP	TSP	TSP	TSP	TSP	84.25
Temporary uses and activities	TUP	TUP	TUP	TUP	TUP	TUP	84.25

KEY

A	Allowed use (no planning permit required)	PD	Planned Development Permit required (Chapter 85.10)
ABP	Adult Business Regulatory Permit	SUP	Special Use Permit required (Chapter 85.14)
P	Permitted Use; Site Plan Permit required (Chapter 85.08)	S	Permit requirement set by Specific Use Regulations (Division 4)
M/C	Minor Use Permit required; unless a Conditional Use Permit required in compliance with Section 85.06.050 (Projects That Do Not Qualify for a Minor Use Permit)	TSP	Temporary Special Events Permit required (Chapter 85.16)
		RCP	Unlicensed Residential Care Facilities Permit (Chapter 85.20)
CUP	Conditional Use Permit required (Chapter 85.06)	TUP	Temporary Use Permit required (Chapter 85.15)
MUP	Minor Use Permit required (Chapter 85.06)	—	Use not allowed

Notes:

(1) Not allowed in the Phelan planning area.
(2) CUP required if maximum building coverage exceeds 10,000 sq. ft., the use will have more than 20 employees per shift, or if not exempt from CEQA; may qualify for a MUP in compliance with Section 85.06.020 (Applicability).
(3) The use shall be allowed in Lucerne Valley with a Site Plan Permit.
(4) The use is allowed in Lucerne Valley with a MUP.
(5) A MUP shall not be allowed if the use requires more than 200 parking spaces.
(6) Use allowed as an accessory use only, on the same site as a retail, service, or industrial use allowed by this table.
(7) Use allowed as an accessory use only, on the same site as a residential use allowed by this table.
(8) A CUP shall be required for this use in the Phelan planning area.
(9) These uses are regulated and approved by the Public Utilities Commission. See alternate review procedures in Section 85.02.050.
(10) Supportive housing or transitional housing that is provided in single-, two-, or multi-family dwelling units, group residential, parolee-probationer home, residential care facilities, or boarding house uses shall be permitted, conditionally permitted or prohibited in the same manner as the other single-, two- or multi-family dwelling units, group residential, parolee-probationer home, residential care facilities, or boarding house uses under this Code.

Adopted Ordinance 4011 (2007); Amended Ordinance 4043 (2008); Amended Ordinance 4067 (2009); Amended Ordinance 4085 (2009); Amended Ordinance 4098 (2010); Amended Ordinance 4230 (2014); Amended Ordinance 4239 (2014); Amended Ordinance 4245 (2014); Amended Ordinance 4251 (2014); Amended Ordinance 4341 (2018)

County of San Bernardino

NOTICE OF PREPARATION OF A DRAFT EIR AND SCOPING MEETING

Date: August 23, 2022

To: Responsible Agencies and Interested Parties

Subject: Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting

Pursuant to the California Environmental Quality Act (CEQA), the County of San Bernardino (County) must conduct a review of the environmental impacts of the proposed Sienna Solar and Storage Project (Project). Implementation of the Project will require discretionary approvals from state and local agencies, and therefore, the Project is subject to the environmental review requirements of CEQA. As the lead agency under CEQA, and due to the involvement of potentially significant impacts to the environment, the County is therefore issuing this Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Project.

Project Title: Sienna Solar and Storage Project

Project Applicant: 99MT 8ME, LLC

Assessor's Parcel Number(s): 0452-071-10, 11, 19, 20 and 25; 0452-062-21, 22, 23 and 24; 0452-112-17, 18, 19, 20, 24, and 25; 0452-113-17; 0452-121-12, 38, 39, 42, 48, and 52; 0452-361-46 and 47; 0452-371-01, and; 0452-391-08 and 09.

Project Description

99MT 8ME, LLC (Applicant) plans to construct and operate the Sienna Solar and Storage Project (Project), a utility scale, solar photovoltaic (PV) electricity generation facility that would produce up to 525 megawatts (MW) of solar power and include up to 525 MW of energy storage capacity rate in a battery energy storage system (BESS) within an approximately 1,854-acre Project site. The Project will be processed under one Conditional Use Permit (CUP). The Project consists of the installation of a PV solar facility, BESS, Project substation, operations and maintenance building(s), underground collection system, 230 kV gen-tie line (on- and off-site), and other ancillary facilities. The Project will interconnect at the Southern California Edison (SCE) Calcite Substation (currently pending final permits and construction) via a proposed overhead and/or underground 230-kV gen-tie line in addition to other ancillary facilities utilizing private and potentially public rights-of-way (ROW). The proposed Calcite Substation is located northwest of the Project area, within a 77-acre parcel (Assessor Parcel Number 0453-041-07) that occupies land both east and west of State Route (SR) 247 (Barstow Road). Approximately 39 miles of collector lines and gen-tie alternatives will be analyzed in the EIR, although not all routes will be developed.

Project Objectives

The following are the Project objectives:

- Use proven and established PV and energy storage technology that is efficient and requires low maintenance

- Assist California in meeting greenhouse gas emission reduction goals by 2030 as required by the California Global Warming Solutions Act (Assembly Bill 32), as amended by Senate Bill 32
- Support California's Renewables Portfolio Standard (RPS) Program consistent with the timeline established by Senate Bill 100, which requires that by December 31, 2030, 60 percent of all electricity sold in the State shall be generated from renewable energy sources
- To provide energy to the electric grid to meet increasing demand for in-state generation
- Interconnect directly to the SCE electrical transmission system
- Promote the County's role as the State's leading producer of renewable energy
- Utilize a location that is in close proximity to an existing SCE substation and powerlines

Project Site

The proposed Project is located on approximately 1,854-acres in the southwestern portion of the Mojave Desert and includes the Lucerne Dry Lake, in unincorporated San Bernardino County, California. The Project is predominately located east of SR 247 (Barstow Road), north of the unincorporated community of Lucerne Valley, with portions of the gen-tie alternative corridors that include possible connections along Haynes Road, Huff Road, and Northside Road to the east of Barstow Road. The site is generally located approximately 35 miles south of Barstow, 45 miles northwest of the town of Yucca Valley, 15 miles southeast of the town of Apple Valley, and 20 miles north of the City of Big Bear Lake.

Project Overview and Design

The Project involves the construction and operation of a utility scale, solar PV electricity generation facility that would produce up to 525 MW of solar power with an integrated 525 MW BESS. The Project would be fenced to prevent access by the public. Gates would be installed at the roads entering the Project site. Limiting access to the Project site would be necessary both to ensure the safety of the public and to protect the equipment from potential theft and vandalism. The Project consists of the following components:

Photovoltaic Panels/Solar Arrays**.** The proposed Project will use PV panels or modules (including but not limited to bi-facial or concentrated PV technology) on mounting frameworks to convert sunlight directly into electricity. Individual panels will be installed on either fixed-tilt or tracker mount systems (single- or dual-axis, using galvanized steel or aluminum). If the panels are configured for fixed tilt, they will be oriented toward the south. For tracking configurations, the panels will rotate to follow the sun over the course of the day. The solar panels will be consistent with panel dimensions that are widely used in commercial solar installations in California and will conform to County building code requirements.

Battery Energy Storage System**.** The Project may include one or more BESS', located at or near a substation/switchyard (onsite or shared) and/or at the inverter stations, or elsewhere onsite. Such large-scale BESSs would be up to 525 megawatt alternating current (MWac) in capacity and up to 45 acres in total area. BESS' consist of modular and scalable battery packs and battery control systems that conform to U.S. national safety standards. The BESS modules, which could include commercially available lithium, flow, or other batteries, typically consist of standard containers housed in pad- or post-mounted, stackable metal structures, but may also be housed in a dedicated building(s), in compliance with applicable regulations. The maximum height of a dedicated structure is not expected to exceed 45 feet. The actual dimensions and number of

energy storage modules and structures vary depending on the application, supplier, and configuration chosen, as well as on offtaker/power purchase agreement requirements and on County building standards. The Project may share a BESS with one or more nearby or future solar projects or may operate one or more standalone BESS facilities within the Project site.

Inverters**.** Direct current energy would be delivered from the panels via cable to inverter stations, generally located near the center of each block. Inverter stations convert the DC energy to AC energy which can be dispatched to the transmission system. Inverter stations are typically comprised of one or more inverter modules with a rated power of up to approximately 5-MW each, a unit transformer, and voltage switch gear. The unit transformer and voltage switch gear are housed in steel enclosures, while the inverter module(s) are housed in cabinets. Depending on the model ultimately selected, the inverter station may lie within an enclosed or canopied metal structure, typically on a skid or concrete mounted pad. The final location(s) of each component would be determined before the issuance of building permits.

Substations**.** Output from inverter stations would be transferred via electrical conduits and electrical conductor wires to one or more Project substations or switchyards (collectively referred to as "substations" herein), and then onward via "gen-tie line(s)." The Project would have its own dedicated substation equipment located within the Project area. Dedicated equipment may incorporate several components, including auxiliary power transformers, distribution cabinets, revenue metering systems, a microwave transmission tower, and voltage switch gear. Each substation would occupy an area of up to approximately five (5) acres, secured separately by a chain-link fence. The final location(s) of each component would be determined before the issuance of building permits.

Substations typically include a small control building (roughly 500 square feet) standing approximately 10 feet in height. The building is typically either prefabricated concrete or steel housing with rooms for the voltage switch gear and the metering equipment, a room for the station supply transformer, and a separate control technology room in which the main computer, the intrusion detection system, and the main distribution equipment are housed.

Gen-Tie Line. The Project will interconnect at the SCE Calcite Substation (currently pending final permits and construction) via a proposed overhead and/or underground 230-kV gen-tie line in addition to other ancillary facilities utilizing private and potentially public rights-of-way. The proposed Calcite Substation is located northwest of the Project area, within a 77-acre parcel (Assessor Parcel Number 045-304-107) that occupies land both east and west of SR 247 (Barstow Road). The substation would be designed, constructed, owned, operated, and maintained by SCE and subject to California Public Utilities Commission (CPUC) regulations. Approximately 39 miles of collector lines and gen-tie alternatives will be analyzed in the EIR, although not all routes will be developed.

Operations and Maintenance Building. The Project may include an operations and maintenance (O&M) building, typically 40 feet x 80 feet in size, with designated parking. If constructed, the O&M building would likely be steel framed, with metal siding and roof panels. An O&M building may include the following: office, repair building/parts storage, control room, restroom, and septic tank and leach field.

Site Security and Fencing. The Project area would be enclosed within a chain link fence measuring up to eight feet in height from finished grade. An intrusion alarm system comprised of sensor cables integrated into the perimeter fence, intrusion detection cabinets placed approximately every 1,500 feet along the perimeter fence, and an intrusions control unit, located

either in the substation control room or at the O&M building, or similar technology, may be installed. Additionally, the Project may include additional security measures including, but not limited to, warning reflective signage, controlled access points, security camera systems, and security guard vehicle patrols to deter trespassing and/or unauthorized activities that could interfere with operation of the Project.

Controlled access gates would be maintained at the main entrances to the Project Site. Project area access would be provided to offsite emergency response teams that respond in the event of an after-hours emergency. Enclosure gates would be manually operated with a code or key provided in an identified key box location.

Construction

The construction period for the Project is anticipated to occur over 12 to 24 months, utilizing an estimated (up to) 500 workers per day (during peak construction periods). Heavy construction is expected to occur between 6:00 AM and 5:00 PM, Monday through Saturday. Additional hours may be necessary to make up schedule deficiencies or to complete critical construction activities. Some activities may continue 24 hours per day, seven days per week. Any construction work performed outside of the normal work schedule would be coordinated with the appropriate agencies and would conform to the County Noise Ordinance.

Operations

Once constructed, maintenance of the solar facility would generally be limited to the following: Cleaning of PV panels, monitoring electricity generation, providing site security, facility maintenance - replacing or repairing inverters, wiring, electrical components, and PV modules. It is expected that the Project would require an operational staff of up to 15 full-time employees. The solar farm would operate seven days a week, 24 hours a day. Maintenance activities may occur seven days a week, 24 hours a day to ensure PV panel output when solar energy is available.

Decommissioning

At the end of the Project's operational term (anticipated to be approximately 40 years), the Project Applicant may choose to update site technology and recommission, or decommission the site and remove the systems and components. All decommissioning and restoration activities would adhere to the requirements of the appropriate governing authorities and be in accordance with all applicable federal, State, and County regulations. The Applicant will work with the County to ensure decommissioning of the Project after its productive lifetime complies with all applicable local, state, and federal requirements best management practices (BMPs).

EIR SCOPE

As set forth in the California Public Resources Code Section et seq., and the CEQA Guidelines, codified in the California Code of Regulations, Title 14, Section 15000 et seq, the County has determined, based on substantial evidence and in light of the whole record before the lead agency, that the Project may have a significant effect on the environment and that an Environmental Impact Report shall be prepared for the Project. (PRC Sections 21080(d) and (e); 21802.2(d); 21083(b); and CEQA Guidelines Sections 15060(d) and 15081).

The lead agency has initially identified the following environmental considerations as potentially significant effects of the Project:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise and Vibration
- Transportation/Circulation
- Tribal Cultural Resources
- Utilities and Service Systems

The EIR will assess the effects of the Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish basic Project objectives while lessening or eliminating any potentially significant Project impacts.

RESPONSIBLE AGENCIES

A responsible agency means a public agency other than the lead agency, which has permitting authority or approval power over some aspect of the overall Project. This Notice provides a description of the Project and solicits comments from responsible agencies, trustee agencies, federal, State and local agencies, and other interested parties on the scope and content of the environmental document to be prepared to analyze the environmental impacts of the Project.

Comments received in response to this Notice will be reviewed and considered by the lead agency in determining the scope of the EIR. Due to time limits, as defined by CEQA, your response should be sent at the earliest possible date, but no later than thirty (30) days after publication of this notice. We need to know the views of your agency as to the scope and content of the environmental information that is germane to you or to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

OPPORTUNITY FOR PUBLIC REVIEW AND COMMENT

The NOP is available for public review on the County's website at:
https://lus.sbcounty.gov/planning-home/environmental/desert-region/

Additionally, a copy of the NOP is available for public review at the following locations:

San Bernardino County High Desert Government Center
15900 Smoke Tree Street, Suite 1331
Hesperia, CA 92345

San Bernardino County Government Center
385 North Arrowhead Avenue, Second Floor
San Bernardino, CA 92415

San Bernardino County Library Barstow Branch
304 E. Buena Vista Street
Barstow, CA 92311

We would like to hear what you think. Comments and/or questions should be directed to Jim Morrissey, Planner, via U.S. mail or email **by no later than 5:00 p.m. on September 22, 2022**.

County of San Bernardino, Land Use Services Department
Attn: Jim Morrissey, Planner
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415
Email: Jim.Morrissey@lus.sbcounty.gov

Please include name, phone number, and address of your agency's contact person in your response.

PUBLIC SCOPING MEETING

The CEQA process encourages comments and questions from the public throughout the planning process. Consistent with Section 21083.9 of the CEQA Statute, a Public Scoping Meeting will be held to solicit public comments on the scope and content of the EIR. A virtual scoping meeting will be held for this Project. The date and meeting details are as follows:

Date and Time: September 14, 2022 at 6:00 P.M.
Place: Via Zoom:
https://hdrinc.zoom.us/j/99875981798?pwd=VHJtU2J4MFBzVjR4TUR2RVI2VTV3Zz09

The zoom meeting may also be accessed through the zoom website by using the following: **Webinar ID: 998 7598 1798**

If you require additional information please contact Jim Morrissey, Planner, at (909) 387- 4234.

Figure 1. Regional Vicinity Map

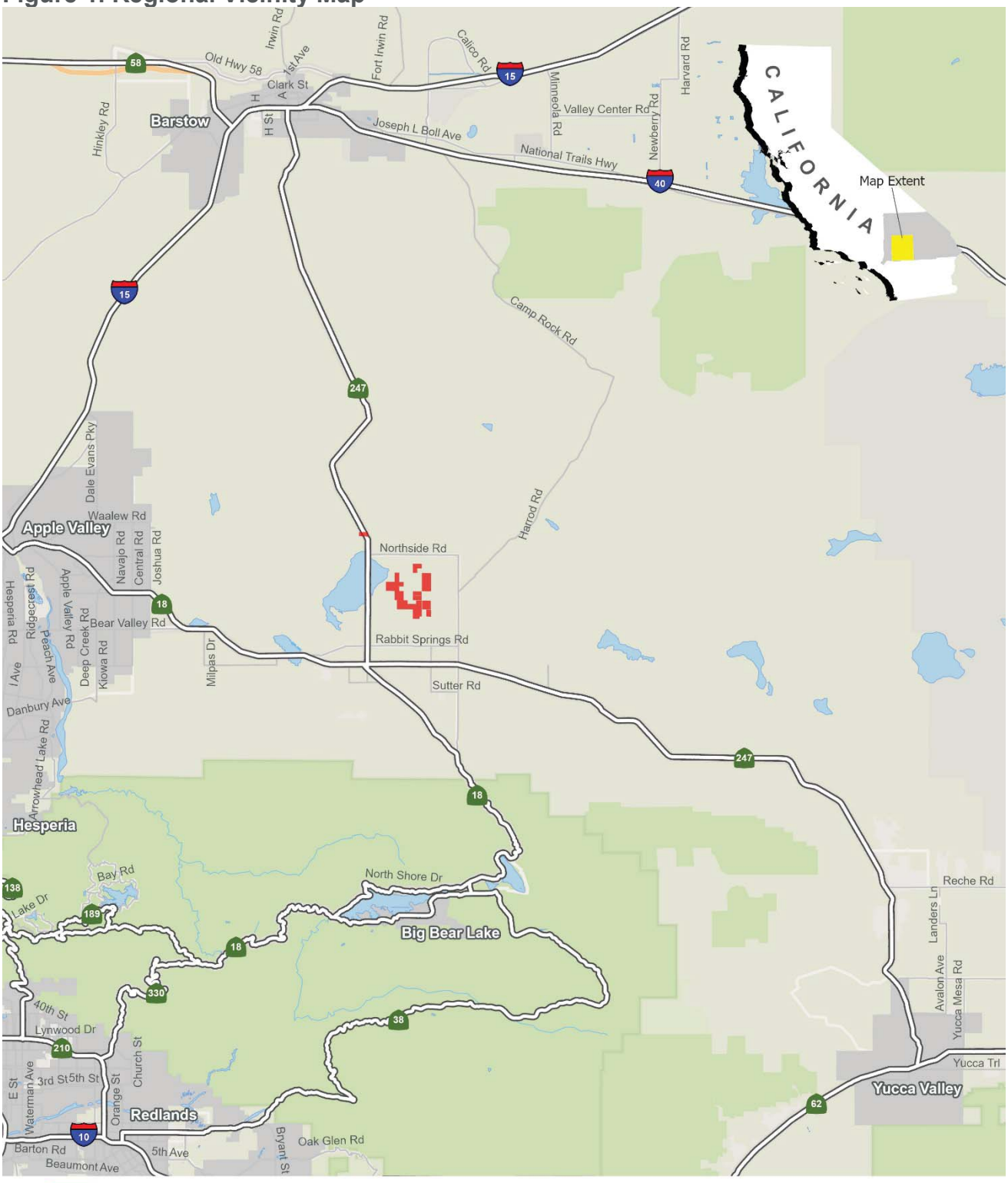
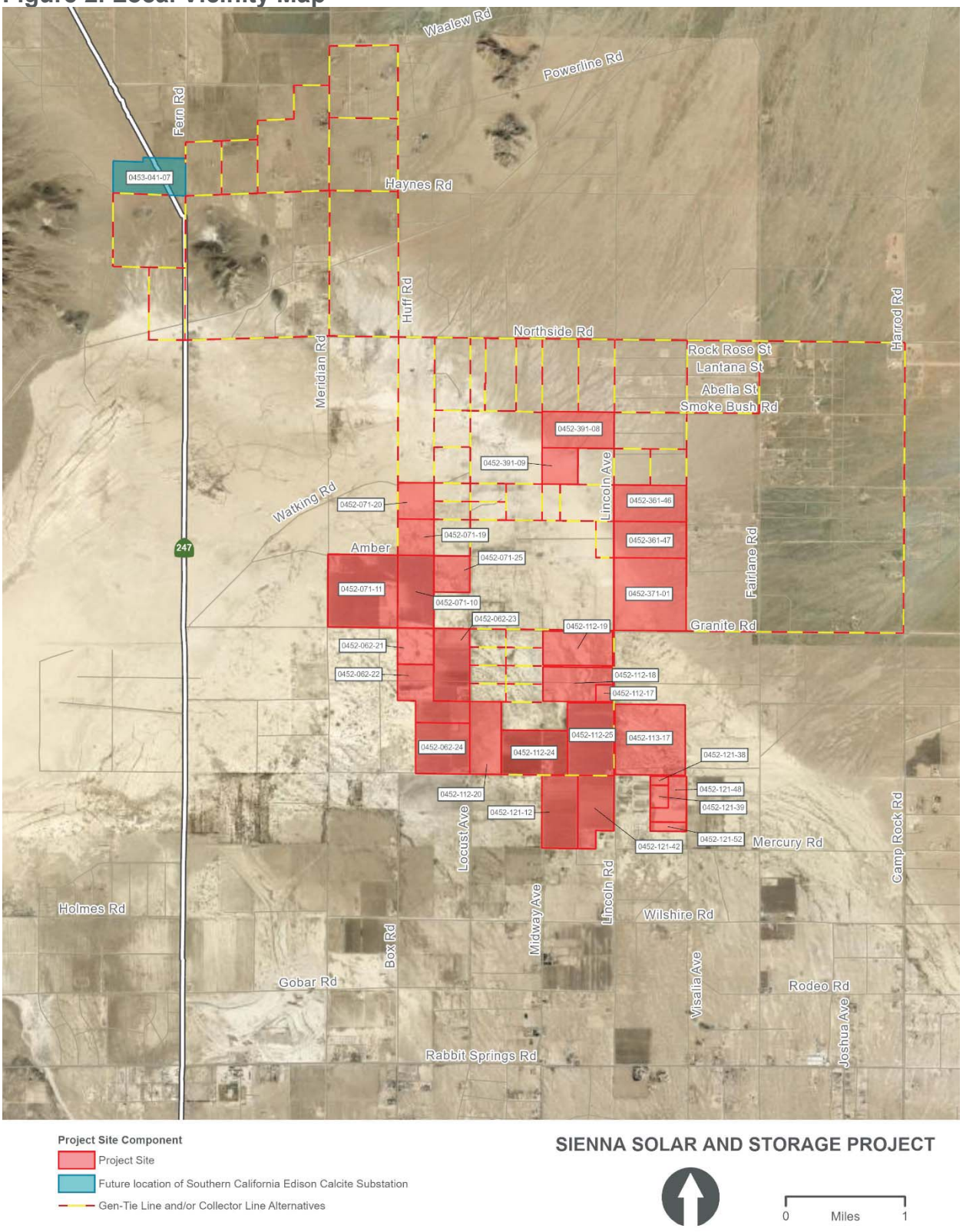


Figure 2. Local Vicinity Map



DRAFT RL ZONING REVIEW LETTER

(From Chuck Bell)

To LUS Director ?? and Planning Director Heidi Duron - maybe Planning's County Counsel?

The Homestead Valley Community Council (HVCC) and the Lucerne Valley Economic Development Association (LVEDA) request that County Land Use Services perform a public review/analysis of the Development Code's numerous/intense/often conflicting land-uses that are allowed in RL Zoning. A current project application for a 'commercial' campground is an example of our concern - especially with the significant amount of RL zoning in our desert communities. We want RL to remain 'Rural Living' - not a hodge-podge of land-uses that interfere with the main intent of said 'residential' zoning.

For our Rural Living letters:

Heidi.Duron@lus.sbcounty.gov<mailto:Heidi.Duron@lus.sbcounty.gov> - Planning Director

Probably:
David.Doublet@lus.sbcounty.gov<mailto:David.Doublet@lus.sbcounty.gov> LUS Director (new)