

**From:** [Kristen Tuosto](#)  
**To:** [Amy Rossig](#)  
**Subject:** RE: AB 52: GPA with Zoning Map Designation Amendment to Convert a Portion of the Property from RM to CG Located at 61500 Twentynine Palms Hwy, APN: 0602-371-06; PROJ-2024-00017, San Bernardino County [COU-SB-2025-6]  
**Date:** Friday, August 8, 2025 1:29:53 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Hello Amy,

Thank you for that information. As this project will be subjected to CEQA/AB52 review, we would like to provide mitigation measures at that time.

Thank you,  
Kristen

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**From:** Amy Rossig <Amy.Rossig@weareharris.com>  
**Sent:** Friday, August 8, 2025 1:08 PM  
**To:** Kristen Tuosto <Kristen.Tuosto@sanmanuel-nsn.gov>  
**Subject:** RE: AB 52: GPA with Zoning Map Designation Amendment to Convert a Portion of the Property from RM to CG Located at 61500 Twentynine Palms Hwy, APN: 0602-371-06; PROJ-2024-00017, San Bernardino County [COU-SB-2025-6]

Hi Kristen,

Yes future development would be subject to CEQA and AB52.

Amy Rossig (she/her)  
Planner IV



2400 Del Paso Road, Suite 140  
Sacramento, CA 95834  
p: 916.212.8232  
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**From:** Kristen Tuosto <[Kristen.Tuosto@sanmanuel-nsn.gov](mailto:Kristen.Tuosto@sanmanuel-nsn.gov)>  
**Sent:** Monday, August 4, 2025 3:33 PM  
**To:** Amy Rossig <[Amy.Rossig@weareharris.com](mailto:Amy.Rossig@weareharris.com)>  
**Subject:** RE: AB 52: GPA with Zoning Map Designation Amendment to Convert a Portion of the Property from RM to CG Located at 61500 Twentynine Palms Hwy, APN: 0602-371-06; PROJ-2024-00017, San Bernardino County [COU-SB-2025-6]

Hello Amy,

It depends on if this project will be subjected to CEQA/AB52 at a later date. If it will have to go through the AB52 process again, then we can revisit the mitigation measures. However, if it won't be subjected to AB52 again, we would prefer to retain the mitigation measures for this project.

Best,  
Kristen

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**From:** Amy Rossig <[Amy.Rossig@weareharris.com](mailto:Amy.Rossig@weareharris.com)>

**Sent:** Friday, August 1, 2025 1:36 PM

**To:** Kristen Tuosto <[Kristen.Tuosto@sanmanuel-nsn.gov](mailto:Kristen.Tuosto@sanmanuel-nsn.gov)>

**Subject:** RE: AB 52: GPA with Zoning Map Designation Amendment to Convert a Portion of the Property from RM to CG Located at 61500 Twentynine Palms Hwy, APN: 0602-371-06; PROJ-2024-00017, San Bernardino County [COU-SB-2025-6]

Hi Kristen,

Thank you for providing the proposed mitigation measures. Upon review, it looks like these measures would be applicable in the event of ground disturbance. Since no construction or ground-disturbing activity is currently proposed for this project, it seems these measures may not be applicable at this time.

That said, any future development would require the applicant to return, complete the necessary environmental review, and go through the entitlement approval process.

Given this context, would you advise retaining these mitigation measures for the time being, or would it be more appropriate to revisit them when a project involving ground disturbance is proposed?

Please let me know if we should set up a call to further discuss.

Kind regards,

Amy Rossig (she/her)  
Planner IV



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**From:** Kristen Tuosto <[Kristen.Tuosto@sanmanuel-nsn.gov](mailto:Kristen.Tuosto@sanmanuel-nsn.gov)>

**Sent:** Thursday, June 26, 2025 12:54 PM

**To:** Amy Rossig <[Amy.Rossig@weareharris.com](mailto:Amy.Rossig@weareharris.com)>

**Subject:** RE: AB 52: GPA with Zoning Map Designation Amendment to Convert a Portion of the Property from RM to CG Located at 61500 Twentynine Palms Hwy, APN: 0602-371-06; PROJ-2024-00017, San Bernardino County [COU-SB-2025-6]

Hello Amy,

Thank you for clarifying.

After reviewing the cultural reports and our knowledge of the area, YSMN sees no conflicts with the zoning changes at this time, or with the future planned development.

As a result, YSMN requests that the following language be made a part of the project/permit/plan conditions:

#### **CUL MMs**

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 Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, regarding any pre-contact 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.
2. If significant pre-contact 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 YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.
3. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

#### **TCR MMs**

1. The Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) shall be contacted, as detailed in CUL-1, of any pre-contact 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 YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.

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 YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

*Note: Yuhaaviatam of San Manuel Nation realizes that there may be additional tribes claiming cultural affiliation to the area; however, Yuhaaviatam of San Manuel Nation can only speak for itself. The Tribe has no objection if the agency, developer, and/or archaeologist wishes to consult with other tribes in addition to YSMN and if the Lead Agency wishes to revise the conditions to recognize additional tribes.*

Please provide a draft and the final copy of the project/permit/plan conditions so that YSMN may review the included language. If you should have any further questions with regard to this matter, please do not hesitate to contact me at your convenience, as I will be your Point of Contact (POC) for YSMN with respect to this project.

Thank you,  
Kristen

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**From:** Amy Rossig <[Amy.Rossig@weareharris.com](mailto:Amy.Rossig@weareharris.com)>

**Sent:** Wednesday, June 25, 2025 9:32 AM

**To:** Kristen Tuosto <[Kristen.Tuosto@sanmanuel-nsn.gov](mailto:Kristen.Tuosto@sanmanuel-nsn.gov)>

**Subject:** RE: AB 52: GPA with Zoning Map Designation Amendment to Convert a Portion of the Property from RM to CG Located at 61500 Twentynine Palms Hwy, APN: 0602-371-06; PROJ-2024-00017, San Bernardino County [COU-SB-2025-6]

Hi Kristen,

Its up to you. I think you can address both aspects.

Amy Rossig (she/her)  
Planner IV



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**From:** Kristen Tuosto <[Kristen.Tuosto@sanmanuel-nsn.gov](mailto:Kristen.Tuosto@sanmanuel-nsn.gov)>

**Sent:** Tuesday, June 24, 2025 12:21 PM

**To:** Amy Rossig <[Amy.Rossig@weareharris.com](mailto:Amy.Rossig@weareharris.com)>

**Subject:** RE: AB 52: GPA with Zoning Map Designation Amendment to Convert a Portion of the Property from RM to CG Located at 61500 Twentynine Palms Hwy, APN: 0602-371-06; PROJ-2024-00017, San Bernardino County [COU-SB-2025-6]

Hello Amy,

I know this is a zoning change amendment, but the notice sent to us was also an AB52 notice (see attachment).

Should YSMN's response be for the zoning change only or also the AB52 aspect of the project?

Best,  
Kristen

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**From:** Amy Rossig <[Amy.Rossig@weareharris.com](mailto:Amy.Rossig@weareharris.com)>

**Sent:** Monday, June 23, 2025 9:31 AM

**To:** Feliciano, Michelle <[Michelle.Feliciano@lus.sbcounty.gov](mailto:Michelle.Feliciano@lus.sbcounty.gov)>

**Cc:** Kristen Tuosto <[Kristen.Tuosto@sanmanuel-nsn.gov](mailto:Kristen.Tuosto@sanmanuel-nsn.gov)>

**Subject:** RE: AB 52: GPA with Zoning Map Designation Amendment to Convert a Portion of the Property from RM to CG Located at 61500 Twentynine Palms Hwy, APN: 0602-371-06; PROJ-2024-00017, San Bernardino County [COU-SB-2025-6]

Hi Kristen,

Attached is the Cultural Resources Report for PROJ-2024-00017.

I'm also attaching a copy of the Zone Change Map. The project site is 40 acres in size and has two zoning districts, which is somewhat uncommon.

The property owner is requesting to adjust the zoning boundaries so that 16 acres would be designated as General Commercial and the remaining 24 acres as Medium Density Residential. This will align with the boundaries of Joshua Tree Creek which runs through the site.

No construction is proposed as part of this project. The applicant is aware that any future

development on the site would need to undergo the standard permitting process.

Please let me know if you have any questions or would like to further discuss.

Amy Rossig (she/her)

Planner IV



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**From:** Feliciano, Michelle <[Michelle.Feliciano@lus.sbcounty.gov](mailto:Michelle.Feliciano@lus.sbcounty.gov)>

**Sent:** Friday, June 20, 2025 4:10 PM

**To:** Amy Rossig <[Amy.Rossig@weareharris.com](mailto:Amy.Rossig@weareharris.com)>

**Cc:** Kristen Tuosto <[kristen.tuosto@sanmanuel-nsn.gov](mailto:kristen.tuosto@sanmanuel-nsn.gov)>

**Subject:** FW: AB 52: GPA with Zoning Map Designation Amendment to Convert a Portion of the Property from RM to CG Located at 61500 Twentynine Palms Hwy, APN: 0602-371-06; PROJ-2024-00017, San Bernardino County [COU-SB-2025-6]

Amy,

Can you provide Kristen with a status to PROJ-2024-00017?

Regards,

**Michelle Feliciano**

Senior Land Use Coordinator

**Land Use Services Department**

Phone: 909-601-4635

Fax: 909-387-3223

385 N. Arrowhead Ave, First Floor

San Bernardino, CA, 92415-0187



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**From:** Kristen Tuosto <[Kristen.Tuosto@sanmanuel-nsn.gov](mailto:Kristen.Tuosto@sanmanuel-nsn.gov)>

**Sent:** Friday, June 20, 2025 3:54 PM

**To:** Feliciano, Michelle <[Michelle.Feliciano@lus.sbcounty.gov](mailto:Michelle.Feliciano@lus.sbcounty.gov)>

**Subject:** FW: AB 52: GPA with Zoning Map Designation Amendment to Convert a Portion of the Property from RM to CG Located at 61500 Twentynine Palms Hwy, APN: 0602-371-06; PROJ-2024-00017, San Bernardino County [COU-SB-2025-6]

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Hello Michelle,

Can I get an update on the status of the requested reports for the above mentioned project?

Thank you,  
Kristen

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**From:** Kristen Tuosto

**Sent:** Friday, May 2, 2025 2:17 PM

**To:** Cruz, Ron <[ron.cruz@lus.sbcounty.gov](mailto:ron.cruz@lus.sbcounty.gov)>

**Subject:** FW: AB 52: GPA with Zoning Map Designation Amendment to Convert a Portion of the Property from RM to CG Located at 61500 Twentynine Palms Hwy, APN: 0602-371-06; PROJ-2024-00017, San Bernardino County [COU-SB-2025-6]

Hello Ron Cruz,

I am following up to see if the requested reports are available for review, and if not, do you have a timeline for when they will be available?

Best,  
Kristen

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**From:** Kristen Tuosto

**Sent:** Tuesday, February 18, 2025 3:22 PM

**To:** [ron.cruz@lus.sbcounty.gov](mailto:ron.cruz@lus.sbcounty.gov)

**Subject:** AB 52: GPA with Zoning Map Designation Amendment to Convert a Portion of the Property from RM to CG Located at 61500 Twentynine Palms Hwy, APN: 0602-371-06; PROJ-2024-00017, San Bernardino County [COU-SB-2025-6]

Dear Ron Cruz,

Thank you for contacting the Yuhaaviatam of San Manuel Nation (formerly the San Manuel Band of Mission Indians) regarding the above referenced project. YSMN appreciates the opportunity to review the project documentation, which was received by our Cultural Resources Management Department on February 11, 2025, pursuant to CEQA (AB 52) and CA PRC 21080.3.1. The proposed project area is located within Serrano ancestral territory and, therefore, is of interest to the Tribe.

Due to the nature and location of the proposed project, YSMN respectfully requests the following for review upon availability:

- Cultural report (including DPR forms if sites are identified)
- Geotechnical report (if required for the project)
- Project plans showing the depth of proposed disturbance

The provision of this information will assist Yuhaaviatam of San Manuel Nation in ascertaining how the Tribe will assume consulting party status under CEQA and participate, moving forward, in project review and implementation. Please note that if this information cannot be provided within the Tribe's 30-day response window, the Tribe automatically elects to be a consulting party under CEQA, as stipulated in AB52. If you should have any questions with regard to this matter, please do not hesitate to contact me at your convenience, as I will be your Point of Contact (POC) for YSMN with respect to this project.

Regards,  
Kristen