

EXHIBIT B

Initial Study

SAN BERNARDINO COUNTY INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

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

PROJECT LABEL:

APN:	0528-243-17*	USGS Quad:	NEWBERRY SPRINGS
APPLICANT:	THOMAS A. STICKLEY (SILVER VALLEY TOWING)	T, R, Section:	T8N R3E Sec 2 NW ¼
COMMUNITY:	NEWBERRY SPRINGS/1 ST SUPERVISORIAL DISTRICT	Thomas Bros.:	PAGE 3764; GRID F6
LOCATION:	SOUTHWEST CORNER OF NATIONAL TRAILS HIGHWAY AND NOPAL LANE	Planning Area:	DESERT REGION
PROJECT NO:	P201200300/CF	Zoning:	CG
STAFF:	TRACY CREASON	Overlays:	AR-4, BIOLOGICAL, SCENIC CORRIDOR, FEMA ZONE D
REP('S):	INLAND WEST DEVELOPMENT (SPIKE LYNCH)		
PROPOSAL:	A) GENERAL PLAN AMENDMENT FROM GENERAL COMMERCIAL (CG) TO RURAL COMMERCIAL (CR) ON 5 PARCELS TOTALING 2.89 ACRES; B) CONDITIONAL USE PERMIT TO RECOGNIZE AN EXISTING TOWING AND IMPOUND FACILITY ON TWO PARCELS TOTALING APPROXIMATELY 0.72 ACRES		

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Land Use Services Department – Planning Division
15900 Smoke Tree Street
Hesperia, CA 92345

Contact person: Tracy Creason, Senior Planner
Phone No: 760.995.8143
E-mail: tcreason@lUSD.sbcounty.gov

Fax No: 760.995.8167

Project Sponsor: Inland West Development – Spike Lynch
PO Box 310
Newberry Springs, CA 92365
Phone: 760.257.3371; Fax: 760.257.4587

PROJECT DESCRIPTION:

The proposed project is a General Plan Land Use Zoning District Amendment from General Commercial (CG) to Rural Commercial (CR) on five parcels totaling 2.89 acres, and a Conditional Use Permit to recognize an existing towing and impound facility (Silver Valley Towing) on two parcels totaling approximately 0.72 acres. As part of the impound yard there is outside storage of vehicles.

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The project site is in the unincorporated portion of San Bernardino County in the community of Newberry Springs. It is located on the southwest corner of National Trails Highway (a.k.a. Historic Route 66) and Nopal Lane. The project site is currently in use as Silver Valley Towing, an impound yard and towing company, with incidental tire repair service. According to Google Earth EC, the site is at a level elevation of 1822 feet above mean sea level (AMSL). Vegetation on the site is minimal due to the historic and current uses. The property is within the AR-4 airport safety overlay, a biological overlay, a scenic corridor, and FEMA Zone D.

AREA	EXISTING LAND USE	ZONING/OVERLAY DISTRICTS
Site	Silver Valley Towing	CG / AR-4, Biological, Scenic, FEMA Zone D
North	Bagdad Café/Single Family Residences/Vacant	CG / AR-4, Biological, Scenic, FEMA Zone D
South	Single Family Residences/Vacant	CG / AR-4, Biological, Scenic, FEMA Zone D
East	Vacant	CG / AR-4, Biological, Scenic, FEMA Zone D
West	Vacant	CG / AR-4, Biological, Scenic, FEMA Zone D

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement.):

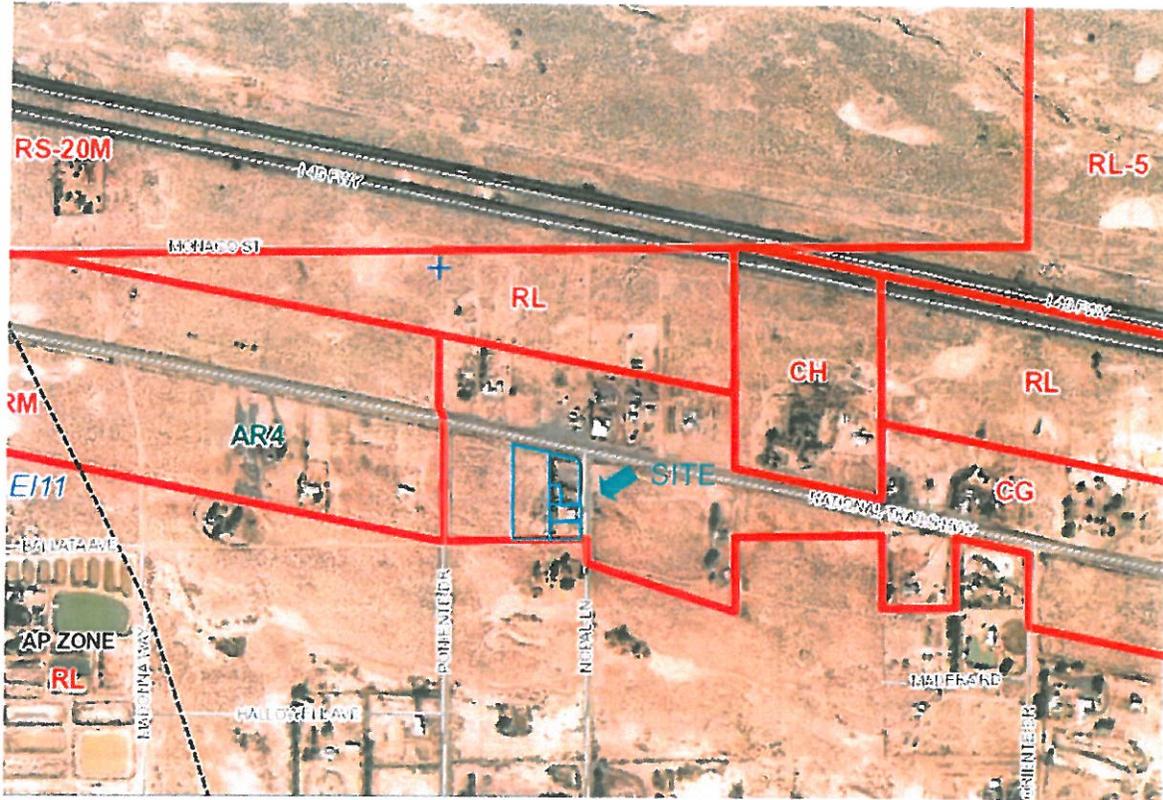
Federal: Army Corps of Engineers, Fish and Wildlife, Federal Aviation Administration

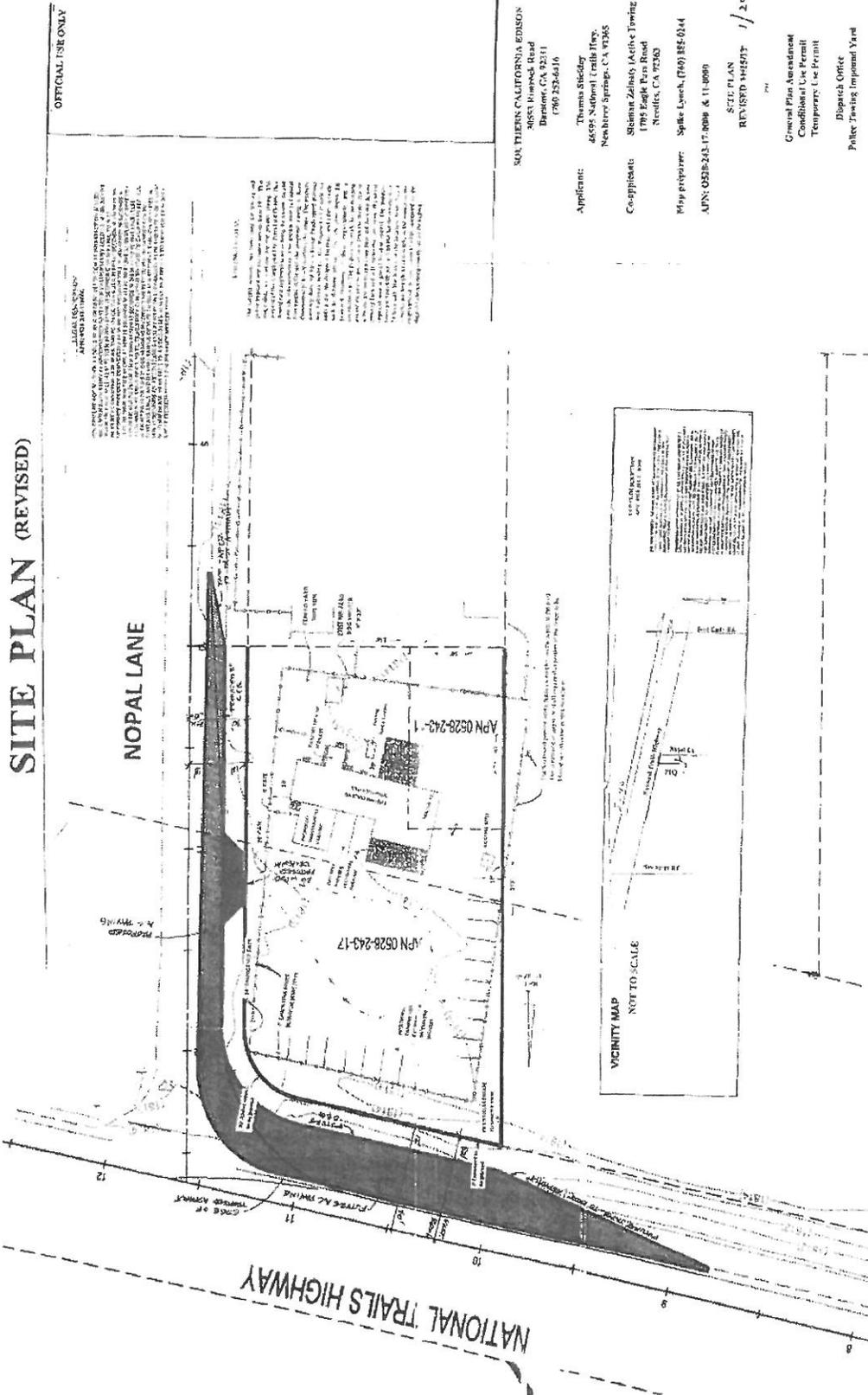
State of California: Fish and Wildlife, Regional Water Quality Control Board (Lahontan Region), Mojave Desert Air Quality Management District

County of San Bernardino: Land Use Services - Code Enforcement, Building and Safety, Land Development; Public Health - Environmental Health Services; Special Districts; Public Works; County Fire; and Hazardous Materials

Local: Newberry Springs CSD

PROJECT LOCATION MAP





EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on 18 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

1. Potentially Significant Impact	2. Less than Significant with Mitigation	3. Less than Significant	4. No Impact
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Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors, these respectively

1. Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (Listing the impacts requiring analysis within the EIR).
2. Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List mitigation measures)
3. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required. (Optional mitigation may be added by stating: "As a precautionary measure to further reduce any potential for impacts, the following requirement shall apply"):
4. No impacts are identified or anticipated and no mitigation measures are required.

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

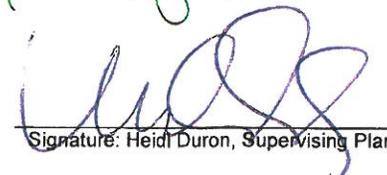
- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been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



Signature (prepared by): Tracy Creason, Project Planner

17 Jan 2014

Date



Signature: Heidi Duron, Supervising Planner

1/23/2014

Date

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
I. AESTHETICS - Would the project				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

The proposed project is located within the view shed of National Trails Highway, a designated Scenic Corridor. The Scenic Overlay Area includes unique views within the County's desert, mountain, and valley areas, as well as other aesthetic natural land formations. It covers an area extending 200 feet on both sides of the ultimate road right-of-way of State and County designated Scenic Highways as identified within the General Plan.

- I a) **Less Than Significant Impact.** The proposed project is located within the view shed of National Trails Highway, a designated Scenic Corridor. Development already exists on the project site. The project is proposed on the site of the existing Silver Valley Towing facility. The existing 1840-square foot building will remain. There will be no additional impact on the existing visual character of the site because no new structures are proposed. In order to improve the existing visual character of the site, landscaping along the National Trails Highway and Nopal Lane frontages is required as a condition of approval.
- I b) **Less Than Significant Impact.** The proposed project will not substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway, because there are no such resources on the project site.
- I c) **Less Than Significant Impact.** The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings. The project is consistent with the existing visual character of the area. There will be no additional impact on the existing visual character of the site. In order to improve the existing visual character of the site, landscaping along the National Trails Highway and Nopal Lane frontages is required as a condition of approval.
- I d) **Less Than Significant Impact.** The proposed project will not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. Normal hours of operation are 8:00 to 5:00, seven days a week, but on call towing is available 24 hours a day. There is only minimal lighting for security purposes proposed on site; no light standards are proposed. Any lighting must adhere to County Development Code Section 83.07.040, the Mountain and Desert Region Glare and Outdoor Lighting standards, also known as the Desert Night Sky Ordinance.

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

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

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

II a-e) **No Impact.** The subject property is designated "Other Land" on the San Bernardino County Important Farmland 2008, Sheet 2 of 2, a map prepared by the California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. The nearest boundary of the San Bernardino National Forest is approximately 33 miles southwest of the property.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

III a) **Less Than Significant Impact.** The North Desert portion of the County of San Bernardino is part of the Mojave Desert Air Basin (MDAB) and the Mojave Desert Air Quality Management District (MDAQMD) and is at times adversely impacted by polluted air trapped by an inversion layer. Wind conditions and temperature variations result in the air quality being better at night and during the winter months than during summer days. According to the MDAQMD web site, the MDAQMD is downwind of the Los Angeles basin, and to a lesser extent, is downwind of the San Joaquin Valley. Prevailing winds transport ozone and ozone precursors from both regions into and through the MDAB during the summer ozone season. Local MDAQMD emissions contribute to exceedances of the established levels for ozone, but the MDAB would be in attainment of both standards without the influence of this transported air pollution from upwind regions. The Air Quality Management Plan (AQMP) for the MDAB sets forth a comprehensive program that will lead the MDAB into compliance with all federal and state air quality standards. The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections. The proposed project would be consistent with the underlying General Plan designation if the concurrently-filed General Plan Amendment from Rural Living to Community Industrial is approved.

Based on the square footage of the Project (1840 square feet of building footprint) and the statistical analysis of projects run in the CalEEMOD air quality model, this project will generate less than 3000 metric tons of carbon dioxide equivalent (MTCO_{2e}). Using the model, Low Density Manufacturing and Warehousing less than 53,000 square feet in size are under the threshold.

The project will not contribute to the degradation of local or regional air quality. The site will be paved, dust proofed, and partially landscaped resulting in little or no wind-blown dust or particulate matter. The business has two full-time employees, with tow truck drivers dispatched from their separate locations. There will be short-term vehicle impound storage at the site, and occasional heavy equipment and/or vehicle storage. As a condition of approval, dust control must be in compliance with MDAQMD's Rule 403.

- III b) **Less Than Significant Impact.** The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the proposed use(s) do not exceed established thresholds of concern as established by the District. Additional road improvements will be required, and will reduce the potential for wind-blown dust and particulate matter. Even though the Project does not exceed the MDAQMD thresholds, the Project proponent must comply with all applicable rules and regulations of the MDAB to assist in achieving attainment for ozone and suspended particulates.
- III c) **Less Than Significant Impact.** The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors), because the proposed uses do not exceed established thresholds of concern. As mentioned previously, the project must comply with MDAQMD's Rule 403 regarding fugitive dust during construction. The current zoning is CG (General Commercial) and the proposed zoning is CR (Rural Commercial). The Project is consistent with the growth projections contained in the County General Plan.
- III d) **Less Than Significant Impact.** The project will not expose sensitive receptors to substantial pollutant concentrations. These sensitive receptors include residences, schools, daycare centers, playgrounds, and medical facilities. The following project types within the specified distance must not expose sensitive receptors to substantial pollutant concentrations. They include:
- Any industrial project within 1000 feet
 - A distribution center (40 or more trucks per day) within 1000 feet
 - A major transportation project (50,000 or more vehicles per day) within 1000 feet
 - A dry cleaner using perchloroethylene within 500 feet
 - A gasoline dispensing facility within 300 feet
- The project will not expose sensitive receptors to substantial pollutant concentrations, because there are no identified concentrations of substantial pollutants associated with the project. The site is approximately 3.5 miles southeast of the nearest sensitive receptor, Newberry Springs Elementary School.
- III e) **Less Than Significant Impact.** According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). The project totals 1840 square feet of building footprint with limited outside storage, which will not produce objectionable odors affecting a substantial number of people.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

The site is within an area known to support Desert Tortoise and Burrowing Owl. The site contains no native vegetation and has been developed for more than 60 years. It is enclosed with a perimeter fence. Additional land disturbance is not proposed. The project will be conditioned to conduct pre-construction surveys if future development is proposed.

- IV a) **Less Than Significant Impact.** Although the property is within an area known to support Desert Tortoise and Burrowing Owl, the lack of native vegetation substantially reduces the habitat potential for these species. According to San Bernardino County Assessor records, the site was originally developed in 1952. The entire 0.72-acre site is covered with gravel and structures. Based on site conditions, biological studies were deemed unnecessary. If additional development is proposed, pre-construction surveys are required.
- IV b) **Less Than Significant Impact.** This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service. The western edge of Troy Dry Lake, approximately 3.1 miles northeast of the project site, is the nearest body of water.
- IV c) **Less Than Significant Impact.** This project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, because the project is not within an identified protected wetland. As mentioned in IV b), the Troy Dry Lake is northeast of the

project site, but it does not exist on the site.

- IV d) **Less Than Significant Impact.** This project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because none exist on the developed site.
- IV e) **Less Than Significant Impact.** This project will not conflict with any local policies or ordinances protecting biological resources, because the site has been previously disturbed, is currently developed, and there are no identified biological resources that are subject to such regulation.
- IV f) **Less Than Significant Impact.** This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site. The site is within the proposed boundary of the West Mojave Plan, which covers 9.3 million acres in the western portion of the Mojave Desert. Only the BLM amendment of the California Desert Conservation Area of the West Mojave Plan has been approved. The state and local government actions proposed by this interagency habitat conservation plan remain under review.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
V. CULTURAL RESOURCES - Would the project				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- V a) **Less Than Significant Impact.** This Project will not cause a substantial adverse change in the significance of a historical resource because the project site is not located on or near any known historical resource, as defined in §15064.5.
- V b) **Less Than Significant Impact.** This project will not cause a substantial adverse change in the significance of an archeological resource, because no resources have been identified on the site. No additional development is proposed as part of the project. To further reduce the potential for impacts, a condition shall be added to the project, which requires the developer to contact the County Museum for determination of appropriate measures, if any finds are made during future construction.
- V c) **Less Than Significant Impact.** This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because no resources have been identified on the site. No additional development is proposed as part of the project. To further reduce the potential for impacts, a condition shall be added to the project which requires the developer to contact the County Museum for determination of appropriate measures, if any finds are made during future construction.
- V d) **Less Than Significant Impact.** This project will not disturb any human remains, including those interred outside of formal cemeteries, because no such burials grounds are identified on this project site. No additional development is proposed as part of the project. If any human remains are discovered, during future construction on the site, the developer is required to contact the County Coroner, County Museum for determination of appropriate measures and a Native American representative, if the remains are determined to be of Native American origin.

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

<i>Issues</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VI. GEOLOGY AND SOILS - Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001) creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (Check if project is located in the Geologic Hazards Overlay District):

- VI a(i)-iv) **Less Than Significant Impact.** The project site is approximately 0.45 miles northeast of the Calico section of the Calico-Hildago fault zone. The project will be reviewed and approved by County Building and Safety with appropriate seismic standards implemented in any future construction to insure that structures can endure a seismic event. At present, there are no new structures proposed.
- VI b) **Less Than Significant Impact.** The project will not result in substantial soil erosion or the loss of topsoil. Any such erosion occurred previously as a result of the existing operations. The development proposal includes landscaping on the site, which will reduce soil erosion and loss of top soil. Erosion control plans will be required to be submitted, approved, and implemented.
- VI c) **Less Than Significant Impact.** The project is not identified as being located on a geologic unit. No new construction is proposed. Adherence with the standards and requirements in the Building Code for design of any future structure will ensure that any impacts are less than significant. Compliance with the Building Code is mandatory.
- VI d) **Less Than Significant Impact.** The project site is not located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001) creating substantial risks to life or property.
- VI e) **Less Than Significant Impact.** There is no indication that the project site will not be supportive of a septic system. The project is required to hire a professional to certify that the existing septic system functions