

LKQ Adelanto Expansion (PROJ-2020-00030)

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

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

PROJECT LABEL:

APNs:	0460-161-31, 32, 33, & 03	USGS Quad:	Adelanto Quadrangle
Applicant:	Jon Gypsyn	T, R, Section:	T6N R5W Sec. 8
Location	11010 Calleja Road, Adelanto	Thomas Bros	
Project No:	PROJ-2020-00030	Community Plan:	Unincorporated Community area of San Bernardino County in the sphere of influence of the City of Adelanto. The Project Site is in an Environmental Justice & Legacy Community.
Rep		LUC: Zone:	Rural Living RL-5
Proposal:	General Plan Amendment from Rural Living to General Industrial and a Zoning Amendment from Rural Living 5-acre minimum (RL-5) to Regional Industrial (IR) and a Conditional Use Permit to establish a Truck and Car Salvage Storage Site located at 11010 Calleja Road, in Unincorporated San Bernardino County with sphere of influence with the City of Adelanto on 54.35 acres.	Overlays:	Burrowing Owl, Desert Tortoise, and Mohave Ground Squirrel

PROJECT CONTACT INFORMATION:

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

Contact person: Luis Rodriguez
Phone No: (909) 387-4106 **Fax No:** (909) 387-3223
Email: Luis.Rodriguez@lus.sbcounty.gov

PROJECT DESCRIPTION:

Location, Existing Site Land Uses and Conditions

The 54.35-acre Project Site consists of four parcels (Assessor's Parcel Numbers [APNs] 0460-161-31, 0460-161-32, 0460-161-33, and 0460-161-03). The site is approximately 870 feet east of the intersection of Calleja Road and Highway 395, and approximately 0.25 mile north of Alden Road, in the Unincorporated Community of San Bernardino County and the City of Adelanto sphere of influence (refer to Figure 1, Regional Map, and Figure 2, Vicinity). The Project Site is also in an Environmental Justice Focus Area. The southern boundary of the Project Site adjoins the incorporated City of Adelanto.

The Project Site is relatively flat, with approximately 9 feet of natural elevation change from the southeast corner to the northwest corner. Ground elevations range from approximately 2,786 feet to 2,777 feet above mean sea level. Prior to development of the current use as a truck and car storage facility, the project site was undeveloped and contains no buildings, roads, driveways, or walkways. The existing site conditions at the time of project development is the subject of this CEQA review.

Project Components

The Gyant Group (Applicant) proposes the operation of a truck and car salvage storage facility that supports an existing auto dismantling business on the adjacent parcel located at 11200 Alden Road in the City of Adelanto (Proposed Project).

The Project Site is currently designated as Rural Living by the San Bernardino County Countywide Plan 2020, with a zoning designation of Rural Living 5-acre minimum (RL-5). The Applicant is requesting approval of a General Plan Amendment (GPA) to change the land use from Rural Living to General Industrial, and a Zoning Amendment from Rural Living 5-acre minimum (RL-5) to Regional Industrial (IR). The Proposed Project also seeks approval of a Conditional Use Permit (CUP) to establish a truck and car salvage storage facility in the Regional Industrial (IR) zone. The Proposed Project will be conditioned to merge the four parcels through a Lot Merger Application as part of the Conditions of Approval. .

The proposed auto dismantling yard would store vehicles in support of the adjacent existing auto dismantling business (Figure 3, Site Plan). All vehicles will have all fluid content from the vehicle removed, including battery(s), prior to entering the site.

Access would be provided by a 26-foot-wide commercial driveway from Highway 395 and Calleja Road. A secondary access would be provided at 11200 Alden Road through a common wall opening and driveway connecting both sites for operations. An 8-foot-high solid perimeter barrier would enclose the Project Site. The Proposed Project would include 11,010 square feet of landscaping along the west boundary solid barrier.

The only site construction work includes the construction of a new small modular office with a restroom. The restroom would have water supplies via a water well (Shared Water Well Agreement) and a 500-gallon septic tank with a leach field for wastewater treatment. Solar energy would be used to supply electricity to the new small modular office. The vehicle storage area would be covered with road chipping with a small area of barren land with a natural 9-foot downward slope from the southeast corner toward the northwest corner of the property where a retention basin would be constructed to capture site runoff. Two employee parking spaces would

be provided on site. No public parking is required since the project site is not accessible to the public. No paving of the site is proposed.

Construction would take up to three months. Construction would be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and federal holidays.

Surrounding Land Uses and Setting

The Project Site is in the unincorporated area of San Bernardino County, in the City of Adelanto's sphere of influence. The Project Site and surrounding area are depicted on the U.S. Geological Survey (USGS) Adelanto Quadrangle (refer to Figure 4, Site Vicinity–USGS Adelanto Quadrangle). The existing baseline condition of the Project Site subject to this Initial Study is vacant and is surrounded by a mix of vacant, residential, commercial, industrial, and institutional uses. A worship center (Temple) is immediately west of the Project Site. Vacant land is to the north and east, while commercial and industrial uses, as well as additional vacant land, are located to the south. Figure 5, General Plan Land Use and Site Zoning, illustrates the existing land use and zoning designations within the vicinity of the Project Site. The table, Existing Land Use and Land Use Category, summarizes the existing land use designations, zoning, and current uses of the Project Site and adjacent properties.

Existing Land Use and Land Use Category			
Location	Existing Use	Land Use Category	Zoning
Project Site	Truck and Car Salvage Storage Site	Rural Living Residential (RL5)	Commercial and Rural Living Residential (RL-5) in an Unincorporated Community in San Bernardino County
North	Vacant Land Undeveloped	Rural Living Residential (RL5)	Commercial and Rural Living Residential (RL-5) in an Unincorporated Community in San Bernardino County
South	Truck and Car Salvage Dismantling Facility	Business and Manufacturing – Airport Development District (ADD)	Airport Development District (ADD) (In the City of Adelanto)
East	Vacant Land Undeveloped	Rural Living Residential (RL5)	Commercial and Rural Living Residential (RL-5) in an Unincorporated Community in San Bernardino County
West	Thiền Viện Chân Nguyên/Buddhist Meditation Center Temple	Rural Living Residential (RL5)	Commercial and Rural Living Residential (RL-5) in an Unincorporated Community in San Bernardino County

Discretionary Approvals and Permits

In accordance with Sections 15050 and 15367 of the California Environmental Quality Act (CEQA) Guidelines, the County is the designated lead agency for the Proposed Project and has principal authority and jurisdiction for CEQA actions and Project approval. Responsible Agencies are those agencies that have jurisdiction or authority over one or more aspects associated with the development of a proposed project and/or mitigation. Trustee Agencies are state agencies that have jurisdiction by law over natural resources affected by a Proposed Project.

The discretionary actions to be considered by the County as part of the Proposed Project include:

- **Policy Plan Amendment:** To change the land use from Rural Living to General Industrial
- **Zoning Amendment** from Regional Industrial (IR) to Rural Living 5-acre minimum
- **Conditional Use Permit:** To establish a truck and car salvage storage facility in the Regional Industrial (IR) zone
- **Lot Merger Approval:** To merge the four parcels as part of the Conditions of Approval

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

Federal: None.

State of California: Caltrans

Caltrans will require an encroachment permit at right-of-way SBD-395-19.4, 395 HWY and Calleja Road that will be a condition of Approval once CUP has been approved.

Regional: None

Local: None

Figure 1. Regional Map

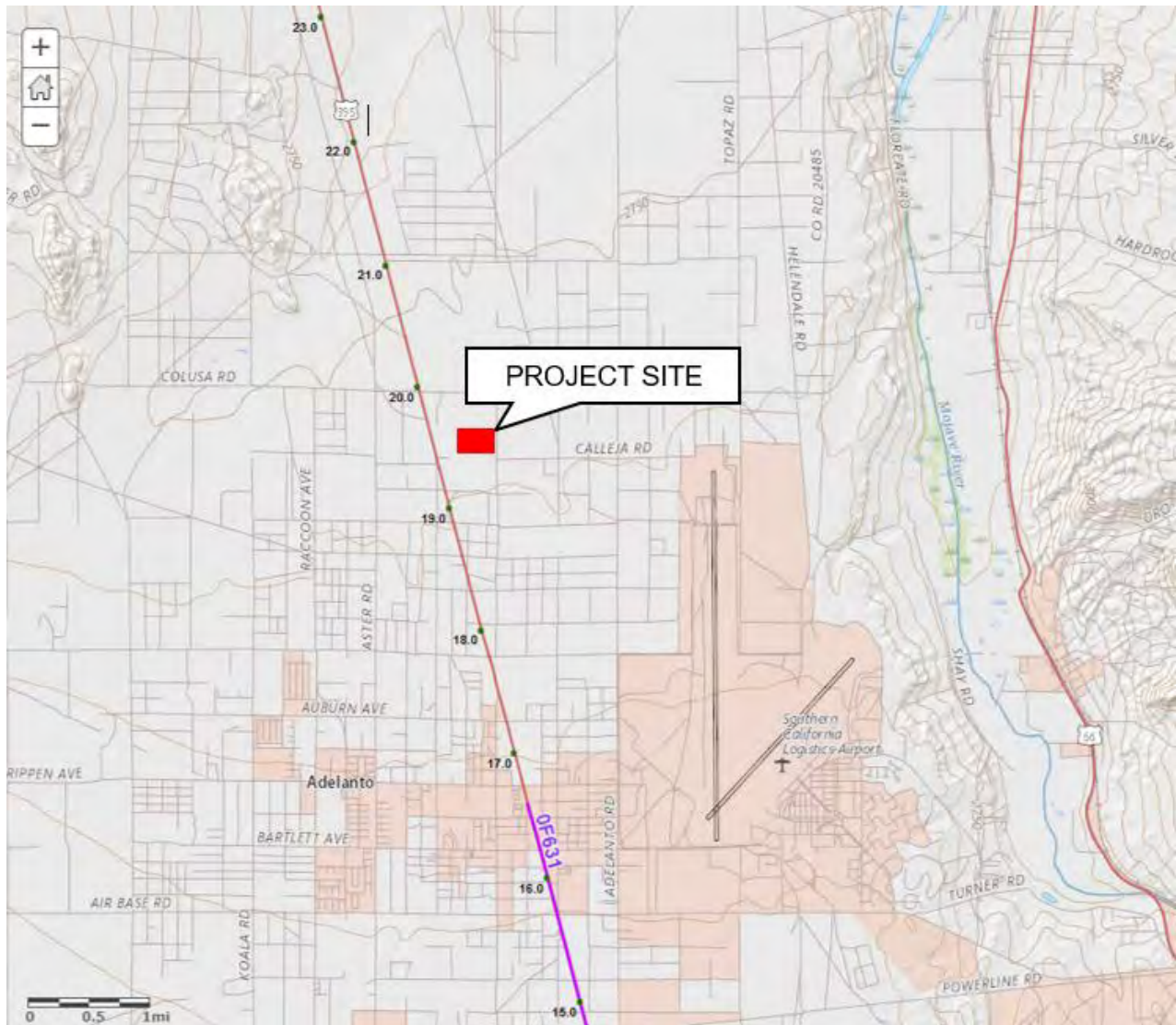


Figure 2. Vicinity



Figure 3. Site Plan

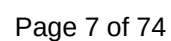


Figure 4. Site Vicinity–USGS Adelanto Quadrangle

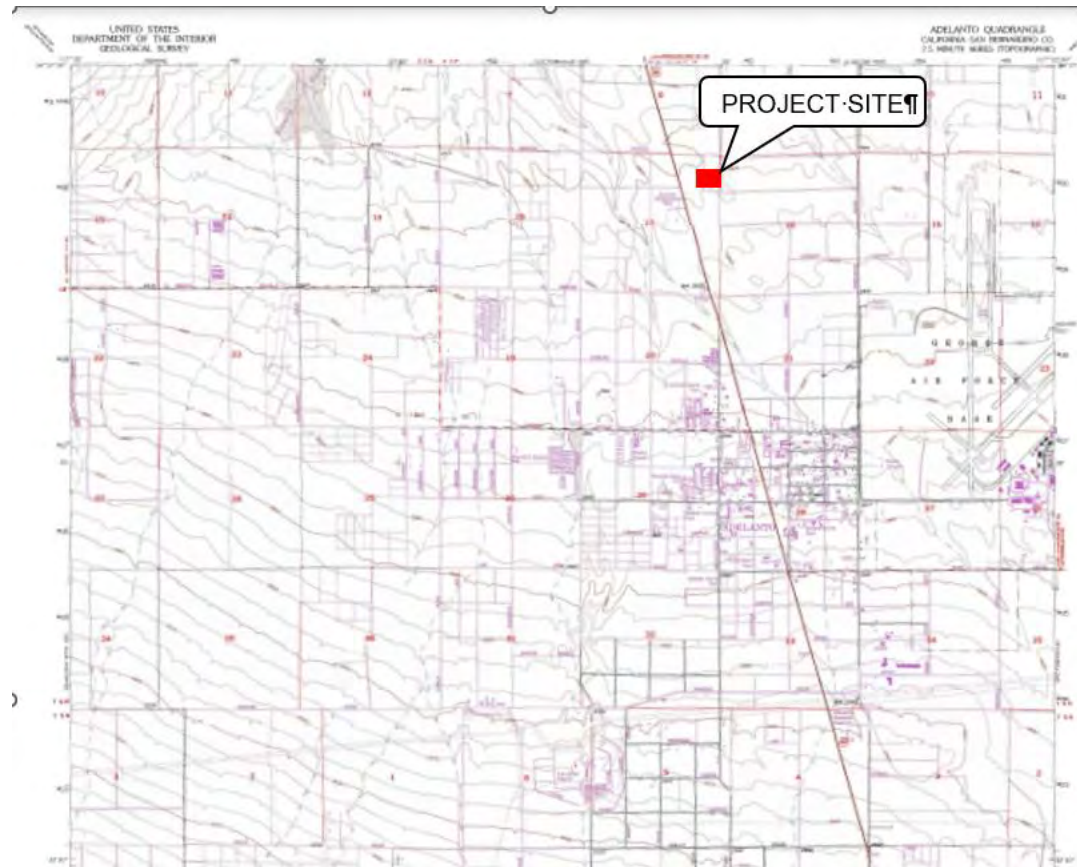
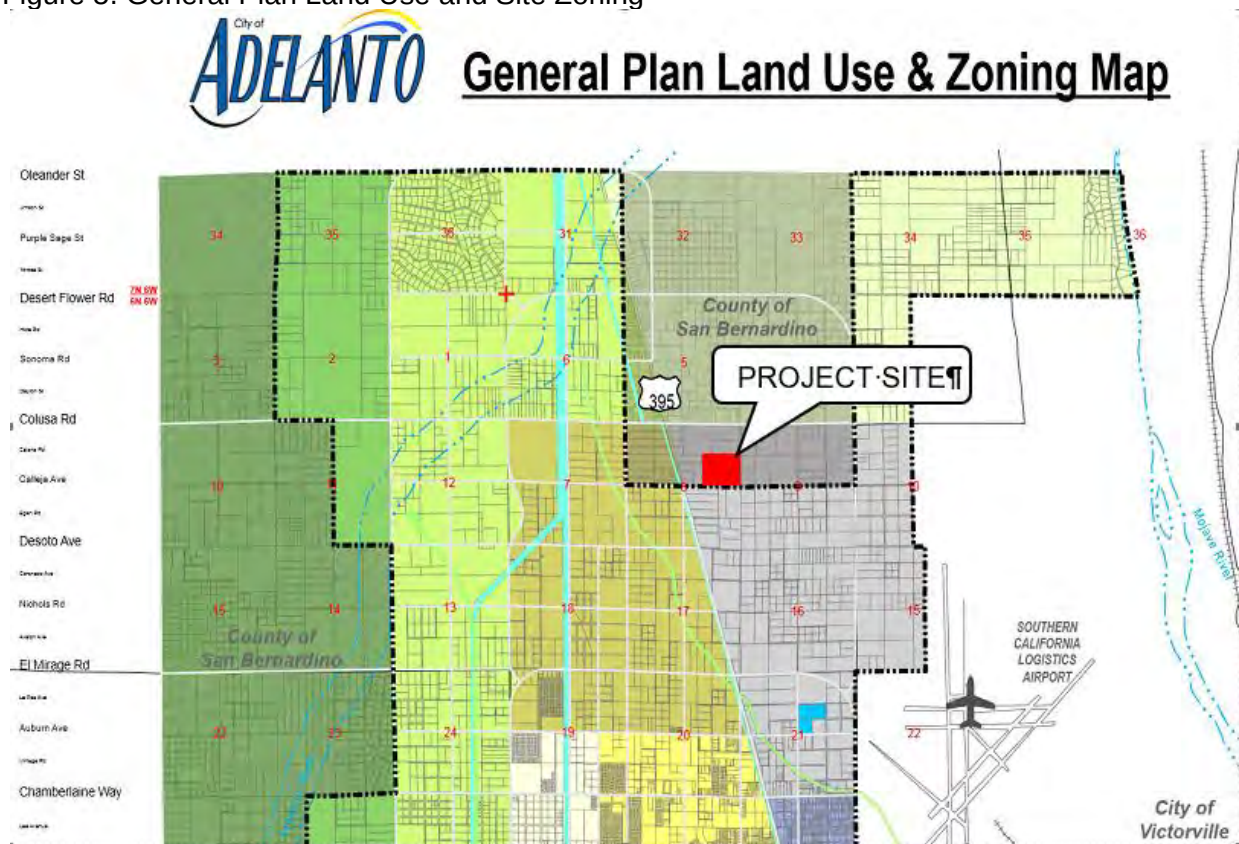


Figure 5. General Plan Land Use and Site Zoning



CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

On February 4, 2026, the County of San Bernardino emailed notification of a 30-day comment period pursuant to Assembly Bill (AB) 52 to the following Tribes:

Yuhaaviatam of San Manuel Nation, Morongo Band of Mission Indians, Twenty-Nine Palms Band of Mission Indians, Soboba Band of Luiseño Indians, Fort Mohave Indian Tribe, San Gabriel Band of Mission Indians, Gabrieleno Band of Mission Indians – Kizh Nation, and Colorado River Indian Tribes. Requests for consultations were due to the County by March 5, 2026.

The table, AB 52 Consultation, below shows a summary of comments and responses. Comment letters are available for review at the County.

AB 52 Consultation

Tribe	Comment Letter Received	Summary of Response	Conclusion
Yuhaaviatam of San Manuel Nation, Cultural Resources Management Department	February 20, 2026	No concerns with Project, please include mitigation measures indicated in the email.	Mitigation Measure TCR-1 was included.

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

EVALUATION FORMAT

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

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

1. **No Impact:** No impacts are identified or anticipated, and no mitigation measures are required.
2. **Less than Significant Impact:** No significant adverse impacts are identified or anticipated, and no mitigation measures are required.
3. **Less than Significant Impact with Mitigation Incorporated:** Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are:

MM CR-1: In the event that cultural resources are discovered during project construction 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 retained to assess the find. Work on the other portions of the Proposed Project outside the buffered area may continue during this assessment period.

Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. Also refer to Mitigation Measure TCR-1. The significance of the discovered resource shall be determined by the qualified archaeologist in consultation with YSMN and the County of San Bernardino.

Should the find be deemed significant, as defined by CEQA, 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 Proposed Project, should YSMN elect to place a monitor on-site.

Below are the possible treatment and disposition of significant cultural resources in order of preference:

- Full avoidance.
- If avoidance is not feasible, Preservation in place.
- If Preservation in place is not feasible, all items shall be reburied in an area away from any future impacts and reside in a permanent conservation easement or Deed Restriction.

If all other options are proven to be infeasible, data recovery through excavation and then curation in a Curation Facility that meets the Federal Curation Standards (Code of Federal Regulations 79.1).

MM CR-2: If human remains or funerary objects are encountered during any activities associated with the Proposed Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County of San Bernardino Coroner shall be contacted pursuant to California Health and Safety Code, Section 7050.5, and that code enforced for the duration of the Proposed Project.

MM TCR-1: The Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) shall be contacted, as detailed in Mitigation Measure CR-1, of any pre-

contact cultural resources discovered during project construction activities, 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, 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 Proposed Project, should YSMN elect to place a monitor on-site.

Any and all archaeological/cultural documents created as a part of the Proposed Project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the County of San Bernardino for dissemination to YSMN.

4. **Potentially Significant Impact:** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (List of the impacts requiring analysis within the EIR).

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

☐	The Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
☒	Although the Proposed Project could have a significant effect on the environment, there shall not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION shall be prepared.
☐	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: Luis Rodriguez, Contract Planner

Date

Signature: Paul Toomey, Supervising Planner

Date

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

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

San Bernardino Countywide Plan, approved January 27, 2024, adopted February 26, 2024; San Bernardino Countywide Plan Draft EIR; San Bernardino County Development Code.

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

The Project Site runs along the south of Colusa Road in an unincorporated rural portion of San Bernardino County that connects to the City of Adelanto zoned Airport Development District (ADD). The Project Site is surrounded by worship center (Temple) use on the west, vacant land to the north and east, and commercial/industrial uses to the south including a truck and car salvage dismantling facility in the City of Adelanto, as well as vacant land. The Countywide Plan (adopted November 27, 2020) does not identify a scenic vista within the vicinity of the Project Site¹. The Proposed Project would not have an adverse effect on a scenic vista. Therefore, no impacts are anticipated, and no mitigation measures are required.

No Impact

¹ San Bernardino Countywide Plan. Adopted November 27, 2020.

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

The Project Site is adjacent to Highway 395 in the County of San Bernardino in the sphere of influence of the City of Adelanto and located east of Highway 395. The Highway 395 along the Project Site are not designated as a state scenic routes nor County Scenic Routes (Caltrans 2022). The closest Scenic Highway is Route 18 State Lane South Fork Campground to 2.9 miles south of Route 18, approximately 60.9 miles south of the Project Site. There are no structures, roads, driveways, and footpaths on-site currently that would need to be demolished. The existing Joshua trees on the property were removed and relocated under a previous replanting program. No rock outcroppings or other scenic resources exist on-site. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

The Project Site is in a rural area and within Rural Living (RL-5) parcels of land. With the approval of a GPA and Zone Change with the CUP, the Project Site would have an allowable use at the subject site next to the City of Adelanto, which has an adjacent designation of ADD. The Proposed Project includes a truck and car salvage storage facility. An 8-foot-high perimeter barrier would enclose the site. 11,010 square feet of landscaping would be provided along the west boundary barrier. The Proposed Project would not substantially degrade the existing visual character of the site or its surroundings. Therefore, impacts would be less than significant with no mitigation measures required.

Less Than Significant Impact

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

The nearest sensitive receptors are adjacent to the Project Site and include the Thiền Viện Chân Nguyên/Buddhist Meditation Center Temple to the west of the Project Site. According to the San Bernardino County Development Code, Section 83.07.030(a), Glare and Outdoor Lighting, outdoor lighting must be fully shielded to preclude light pollution or light trespass on an abutting residential land use zoning district, a residential parcel or public right-of-way. Currently, there are no streetlights along Calleja Road to the Project Site, as well as on-site lighting associated with current storage use. No nighttime lighting would be required. The Proposed Project would be required to adhere to the Development Code lighting standards, and demonstration of compliance will be required prior to issuance of a building permit. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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
II.	AGRICULTURE AND FORESTRY RESOURCES – In determining whether impacts on 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 on forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒
SUBSTANTIATION: (Check ☐ if project is located in the Important Farmlands Overlay):					
Countywide Plan; California Department of Conservation Farmland Mapping and Monitoring Program; San Bernardino County Agricultural Resources GIS Map;					
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				

The California Department of Conservation's Farmland Mapping and Monitoring Program identifies the Project Site as "Rural Land Undeveloped within the sphere of influence of the City of Adelanto." There is no Farmland within the Project Site vicinity, and only "Rural Land" occupied by some minor structures with a building density of at least one unit to 5 acres, or approximately six structures to a 30-acre parcels. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures. No Prime Farmland, Unique Farmland, or Farmland Of Statewide Importance occurs on the Project Site or within the immediate vicinity.² The Proposed Project would not convert Farmland to a non-agricultural use. No impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

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

The Project Site is not under or adjacent to any lands. The Proposed Project will have a CUP in a proposed Regional Industrial (IR) zoning district. The Proposed Project will be consistent with the Countywide Plan upon an approved GPA from Rural Living designation to a General Industrial land use designation. Currently, the land use is Rural Living (RL-5) Desert Living with no existing agricultural uses or a Williamson Contract. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

- c) *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

The Project Site is currently designated as Rural Living (RL-5). Project Site runs along the south of Colusa Road in a rural portion of San Bernardino County that connects to the City of Adelanto zoned ADD. The Proposed Project would require CUP with an approved zoning change, but there is no rezoning of, forest land, timberland, or timberland zoned for Timberland Production. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

The Project Site is currently in a Disadvantaged Unincorporated Community zoned Rural Living (RL-5) parcels of land. Project Site runs along the south of Colusa Road in a rural portion of San Bernardino County that connects to the City of Adelanto zoned ADD. The Project Site does not support forest land or conversion of forest land use within the

² San Bernardino County. San Bernardino Countywide Plan Draft EIR. Figure 5.2-1 "Agricultural Resources." Accessed November 28, 2022.

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

No Impact

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

The Project Site is currently zoned Rural Living (RL-5) parcels of land. The Project Site runs along the south of Colusa Road in a rural portion of San Bernardino County that connects to the City of Adelanto zoned ADD. The Project Site does not support agricultural uses nor does not support forest land. The Proposed Project would not result in the conversion of Farmland to non-agricultural use or the conversion of forest land to non-forest land. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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 district or air pollution control district might be relied upon to make the following determinations. Would the project:					
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☐	☐	☒	☐
SUBSTANTIATION: (Discuss conformity with the Mojave Desert Air Quality Management Plan, if applicable):					
Countywide Plan; CalEEMod Output – Appendix A					
a)	Conflict with or obstruct implementation of the applicable air quality plan?				

The Project Site is in the Mojave Desert Air Basin (MDAB). The Mojave Desert Air Quality Management District (MDAQMD) has jurisdiction over air quality issues and regulations in

the MDAB. The Air Quality Management Plan for the area establishes a program of rules and regulations administered by MDAQMD to obtain attainment of the state and federal air quality standards. The MDAQMD has adopted a series of attainment plans to attain federal ozone and particulate matter standards. The most recent plan was adopted in January 2023 to target ozone precursors (reactive organic gases [ROG], nitrous oxides [NOX]). The plan includes existing and forecasted emissions inventories, and identifies strategies to reduce emissions from on-road and off-road vehicles and equipment, and consumer products such as paints and cleaning products.

A project is consistent with MDAQMD plans if it is consistent with growth assumptions used in plan inventories and does not result in emissions that exceed the MDAQMD's thresholds outlined under III, Air Quality, Issue b). The County of San Bernardino currently designates the Project Site as an allowable use within the Disadvantaged Unincorporated Community use for Rural Living (RL-5) parcels of land. Project Site runs along the south of Colusa Road in a rural portion of San Bernardino County that connects to the City of Adelanto zoned ADD for commercial and industrial use. The Proposed Project includes a GPA, Zone Change, and a CUP to allow an industrial use on a site currently designated for rural residential use. However, the proposed storage facility would generate minimal vehicle trips (up to 16 daily trips), and the proposed modular building would not use natural gas. As such, although a land use change is proposed, the proposed use would not include new sources of emissions that would exceed the emissions from forecasted growth on the site. As discussed under Threshold b), the Proposed Project would result in minimal emissions during construction and operation. This impact would be less than significant, and no mitigation measures are required.

Less Than Significant Impact

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

Construction and operational emissions were screened using CalEEMod version 2022.1.1.45. Modeling output is provided in Appendix A. The emissions incorporate Rule 402 and 403 by default as required during construction. The criteria air pollutants screened for include ROG, NO_x, carbon monoxide (CO), sulfur dioxide (SO₂), and particulates (PM₁₀ and PM_{2.5}). As noted above, two of the analyzed pollutants, ROG and NO_x, are ozone precursors. Both summer and winter season emission levels were estimated.

Construction Emissions

Construction emissions are considered short-term temporary emissions and were modeled with the following construction parameters: minor site preparation for installing a modular office with restroom with septic system, including installation of landscaping and two parking spaces. Construction would take up to three months. No other new structures, roads, walkways, or utilities would be built or installed. The resulting emissions generated by construction for this Project Site are shown in Table 1, Construction Emissions Summary, and compared to MDAQMD thresholds. As shown in Table 1, the Proposed Project would not exceed MDAQMD daily or annual thresholds for any pollutant.

Table 1
Construction Emissions Summary

Source/Phase	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Maximum Daily Emissions (pounds per day)						
Daily Summer (max)	1	4	7	<1	<1	<1
Daily Winter (max)	1	9	10	<1	3	1
Highest Value (lbs./day)	1	9	10	<1	3	1
MDAQMD Threshold	137	137	548	137	82	65
Annual Emissions (tons)						
Total Emissions (tons)	<1	<1	<1	<1	<1	<1
MDAQMD Threshold	25	25	100	25	15	12
Significant	No	No	No	No	No	No

Source: Appendix A.

Compliance with MDAQMD Rules 402 and 403

Although the Project Site does not exceed MDAQMD thresholds for construction emissions, the Project Proponent would be required to comply with all applicable MDAQMD rules and regulations as the MDAB is in non-attainment status for ozone and suspended particulates (PM₁₀ and PM_{2.5}).

The Project Proponent would be required to comply with Rules 402 nuisance, and 403 fugitive dust, which require the preparation and implementation of a Dust Management Plan to control fugitive dust. Actions outlined in the Dust Management Plan would include, but not be limited to the following:

1. Use periodic watering for short-term stabilization of Disturbed Surface Area to minimize visible fugitive dust emissions. For the purposes of this Rule, use of a water truck to maintain moist disturbed surfaces and actively spread water during visible dusting episodes shall be considered sufficient to maintain compliance; and
2. Take actions sufficient to prevent project-related track-out onto paved surfaces; and
3. Cover loaded haul Vehicles while operating on Publicly Maintained paved surfaces; and
4. Stabilize graded site surfaces upon completion of grading when subsequent development is delayed or expected to be delayed more than thirty days, except when such delay is due to precipitation that dampens the disturbed surface sufficiently to eliminate Visible Fugitive Dust emissions; and
5. Cleanup project-related track-out or spills on Publicly Maintained paved surfaces within twenty-four hours; and
6. Reduce non-essential Earth-Moving Activity under High Wind conditions. For purposes of this Rule, a reduction in Earth-Moving Activity when visible dusting occurs from moist and dry surfaces due to wind erosion shall be considered sufficient to maintain compliance; and
7. Maintain the natural topography to the extent possible during grading and other earth movement; and
8. Provide a construction schedule that specifies construction of parking lots and paved roads first, where feasible, and upwind structures prior to downwind structures; and
9. Cover or otherwise contain Bulk Material carried on haul trucks operating on paved roads; and
10. Remove Bulk Material tracked onto paved road surfaces.

Operational Emissions

Emission from operation of the Proposed Project were also estimated using CalEEMod. The operational mobile source emissions were calculated using the trip generation data provided by the Project Applicant. The Project would generate up to 16 trips per day: eight entering the facility and eight leaving the facility. The Proposed Project would not generate any emissions from new direct source as it would only be used for salvage vehicle storage. The modular office building would not result in any natural gas use. Energy would be provided by a new solar power system. Operational emissions are listed in Table 2, Operational Emissions Summary, and compared to MDAQMD thresholds. As shown in Table 2, the Project would not exceed MDAQMD daily or annual thresholds for any pollutant.

Table 2
Operational Emissions Summary

Source/Phase	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Maximum Daily Emissions (pounds per day)						
Daily Summer (max)	<1	2	<1	<1	<1	<1
Daily Winter (max)	<1	2	<1	<1	<1	<1
Highest Value (lbs./day)	<1	2	<1	<1	<1	<1
MDAQMD Threshold	137	137	548	137	82	65
Annual Emissions (tons)						
Total Emissions (tons)	<1	<1	<1	<1	<1	<1
MDAQMD Threshold	25	25	100	25	15	12
Significant	No	No	No	No	No	No

Source: Appendix A.

As shown in Tables 1 and 2, the Proposed Project does not exceed applicable MDAQMD regional thresholds either during construction or operational activities. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

Sensitive receptors include residential land uses, schools, daycare centers, playgrounds, and medical facilities. For this analysis, the nearest sensitive receptor is considered to be the existing Temple use located 142 feet west, consistent with the noise analysis. According to MDAQMD, land uses that require analysis of impacts on sensitive receptors include industrial projects, distribution centers, major transportation projects, dry cleaning facilities, and gas dispensing facilities. The Proposed Project is an expansion of an existing industrial use, but would include only storage use. It does not propose any new stationary emission sources. As shown in Table 1 and Table 2, construction and operation emissions would be well below MDAQMD thresholds. This impact would be less than significant.

Less Than Significant Impact

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

The Proposed Project is to use the land for storage of salvage vehicles for the existing Truck and Car Salvage Dismantling Facility located at 11200 Alden Road in Adelanto. Operation of the Proposed Project would not result in any new sources of air pollution or odors because all salvage vehicles would have all their fluids and/or batteries removed before entering the site. Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with County of San Bernardino solid waste regulations. The Proposed Project would also be required to comply with MDAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

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 Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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

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

Countywide Plan; Habitat Assessment of the 54.35-acre LKQ parcel in undeveloped land in the City of Adelanto Sphere of Influence, San Bernardino County, California, February 10, 2026 (Appendix B, Phase I Habitat Assessment).

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

A Phase I Habitat Assessment was prepared to document the existing conditions on the Project Site and to determine potential occurrence of sensitive biological resources for sensitive habitats for any sensitive plant or wildlife species. The Phase I Habitat Assessment is included as Appendix B to this Initial Study.

A field survey was conducted to document existing conditions, identify any suitable habitat for sensitive plant or wildlife species, and analyze potential impacts on sensitive biological resources based on current Project Site plans using USGS, IPaC, and Calflora maps and an over lay on maps between entities mentioned above for habitat descriptions, plant communities and a list of plant and wildlife species observed during the survey were recorded in a field notebook. The Project Site has no sparse creosote bush (*Larrea tridentata*) or presence of Joshua trees (*Yucca brevifolia*) and the land cover conditions on site are "Bare Ground" devoid of vegetation.

Sensitive Plant Species

The Project Site is at the southern margin of the historical range encompasses an area between Antelope Valley and Lucerne Valley, in the south historical range (Appendix B). The Joshua tree is not a plant species of concern but is considered sensitive by the County of San Bernardino. Joshua trees within the Project Site were mapped during a previous biological survey. In 2022 there were Joshua trees present on the Project Site, that were removed under a San Bernardino County Joshua removal and replanting permit. Outside the Project Site there are various Joshua trees in the surrounding area.

The Project Site does not contain any suitable habitat for any potentially occurring sensitive species occurring on site, and extremely marginal potential habitat for the four plant species of special concern known to occur in the general Project Site vicinity as per California Natural Diversity Database (CNDDB) and Californian Native Plant's (CNPS), including Booth's evening primrose (*Camissonia boothii* ssp. *boothii*), Mojave

monkeyflower (*Mimulus mohavensis*), short-joint beavertail (*Opuntia basilaris* var. *brachyclada*), and small-flowered androstephium (*Androstephium breviflorum*). Mojave monkeyflower and short-joint beavertail are CNPS List 1B species, species that are considered rare, threatened, or endangered (but are not formally listed by U.S. Fish and Wildlife Service [USFWS] or California Department of Fish and Wildlife [CDFW]) in California and elsewhere. Booth's evening primrose and small-flowered androstephium are CNPS List 2 species, species that are considered rare, threatened, or endangered in California (but not formally listed) but more common elsewhere.

Impacts on CNPS plant species on the Project Site would not be expected to occur.

Sensitive Wildlife Species

The Project Site does not contain any suitable habitat for several sensitive wildlife species known to occur within the vicinity, including desert tortoise (*Gopherus agassizii*), Mohave ground squirrel (*Spermophilus mohavensis*), and burrowing owl (*Athene cunicularia*) that have been reported by the California Natural Diversity Database.

Desert Tortoise

The desert tortoise is a desert dwelling reptile that occurs throughout the Mojave and Sonoran deserts. It is found in California, Nevada and Utah, occurring in almost every type of habitat except dry lakes or playas, sand dunes and sand sheets and rocky slopes. Tortoises construct underground burrows as living quarters, and spend most of the year down in the burrows. They forage in the early spring (February and March) and remain active aboveground until early June, when they retreat to their burrows for most of the summer, fall and winter months. They will emerge and be active during the fall months of September and October, depending on late summer weather conditions. Although they stay underground for most of the year, tortoises can be found active aboveground at all times of the year.

The desert tortoise has zero to low potential to occur on the Project Site due to proximity to other development and Highway 395. In addition, the Project Site lacks suitable friable soils due to road chipping compact in the ground. In addition, there are no foraging plants on the Project Site and no sign of desert tortoise was observed during field surveys. Therefore, no impact on desert tortoise would occur.

Mohave Ground Squirrel

The Mohave ground squirrel was listed as a rare species in 1971 under the authority of the California Endangered Species Act of 1970 (CESA) and was re-designated as a state threatened species in 1985 (Gustafson 1993). The Mohave ground squirrel is small, grayish, diurnal squirrel. The Mohave ground squirrel occurs in sandy to rocky soils of relatively flat, sparse, desert scrub habitat, including creosote brush scrub, desert salt-brush scrub, desert sink scrub, desert greasewood scrub, shadscale scrub, and Joshua tree woodland (Gustafson 1993). It can occur in abandoned agricultural lands located adjacent to Mohave ground squirrel populations.

The Project Site is at the southern margin of the historical range for the Mohave ground squirrel, desert tortoise, and the burrowing owl. There are several Mohave ground squirrel records in the California Natural Diversity Database in the Project Site vicinity. There have been approximately 20 occurrences in the Mohave Desert vicinity over the past 60 years

that includes capture of one male and one juvenile Mohave ground squirrel in the past 28 years. There have been no occurrences recorded within an 8-mile radius of the Project Site.

The Project Site lacks suitable desert shrub vegetation that support Mohave ground squirrel populations. Therefore, the Mohave ground squirrel has a low potential to occur on the Project Site and no impact would occur to this species.

Burrowing Owl

The burrowing owl is a resident species in lowland areas of Southern California (Appendix B). It prefers open areas for foraging and burrowing, and is found widely scattered in open desert scrub. This species is scarce in coastal areas, being found mainly in agricultural and grassland habitats. The largest remaining numbers are in the Imperial Valley, where it is common in suitable habitat adjacent to the agricultural fields.

The burrowing owl prefers large flat open areas for nesting and hunting (Garrett & Dunn 1981). This species lives in burrows constructed by other ground-dwelling species in grassy or sparse shrubby habitat. Burrowing owls also take over other types of burrows, including human-made objects such as pipes. This species forages low over the ground surface for insect prey, and seldom flies very high in the air.

The CDFW has designated the burrowing owl as a candidate for state listing. These species are so designated because “declining population levels, limited ranges and/or continuing threats have made them vulnerable to extinction” (CDFW 2012b). In addition, the burrowing owl is a California species of concern that is protected by the Migratory Bird Treaty Act and CDFW Code.

No evidence of burrowing owl was found in the survey area. No burrows of appropriate size, aspect, or shape were located and no pellets, feathers, or whitewash were found. No burrowing owl individuals were observed. Additionally, the current use of the site as a tractor-trailer storage yard precludes this species from the site and 500 feet beyond the Project Site. Therefore, the burrowing owl has a low potential to occur on the Project Site and no impact would occur to this species.

Therefore, the Proposed Project would not impact directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Impacts would be less than significant. No mitigation measures are required.

Less Than Significant Impact

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

Based on the Habitat Assessment, the Project Site does not contain any drainages or areas that support riparian habitat or other sensitive natural communities. Implementation of the Proposed Project would not result in impacts on riparian habitat. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

- c) *Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means*

The Project Site was surveyed with 100 percent visual coverage and no drainage features were present on Project Site. As such, the Project Site does not contain any wetlands, Waters of the U.S., or Waters of the State. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

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

Wildlife movement and the fragmentation of wildlife habitat are recognized as critical issues that must be considered in assessing impacts on 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 and surrounding area have barren land, and has commercial/institutional (Temple) usage on the west, Rural Living (RL-5) vacant parcels of land use in a Disadvantaged Unincorporated Community to the north and east, and ADD commercial use per the City of Adelanto zoning with a Truck and Car Salvage Storage and dismantling facility to the south in the City of Adelanto and San Bernardino County.

San Bernardino Mountains and associated washes are considered habitat linkage and wildlife corridors in the Valley Region of the County. The Project Site is in a rural undeveloped area and is approximately 34.2 miles north of the State Route 38 junction of the 15 Freeway. The change of land use from Rural Living (RL-5) to Industrial has a minor effect on the Project Site as to the south of this site is a full service dismantle facility for salvage vehicles. This facility is in the City of Adelanto and is already zoned for Industrial use that does not interfere with mix land use. Also, the general land around the Project Site is barren and will not support any type of fish or wildlife in the area. Therefore, the Project Site would not be suitable as a native resident or migratory wildlife corridor or for facilitating the movement of any native resident or migratory wildlife species. No impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

The Project Site has no Joshua trees present on site. In addition, the Proposed Projects site is barren with little or no vegetation. Therefore, the Proposed Project would not

conflict with any local policies or ordinances protecting biological resources. No impact identified or are anticipated, and no mitigation measures are required.

No Impact

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

The Project Site is not in the San Bernardino County Multi-Species Habitat Conservation Open Space Plan (SBCMSCP). Also, there is no Natural Community Plan, or other approved local, regional, or state Habitat Conservation Plan as identified in the California Department of Fish and Wildlife's California Natural Community Conservation Plans Map (April 2019).³ No impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

Therefore, no significant adverse impacts are identified, 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 pursuant to §15064.5?	☐	☐	☐	☒
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c)	Disturb any human remains, including those outside of formal cemeteries?	☐	☐	☒	☐

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

Countywide Plan; Historical/Archaeological Resources Survey Report: Assessor's Parcel No. 0460-161-31, 32, 33, & 03, and other parcels in the surrounding area City of Adelanto, San Bernardino County, California 92301 March 2026 (Appendix C, Historical/Archaeological Survey Report).

³ <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>. Accessed December 5, 2022.

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

Pursuant to CEQA Guidelines, Section 15064.5, historical resources generally include the following:

- (1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code § 5024.1, Title 14 CCR, Section 14 CCR, Section 4850 et seq.);
- (2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code; or
- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 14 CCR, Section 4852)

The Project Site does not contain any historical resources as defined in CEQA Guidelines, Section 15064.5. A field survey conducted in March 2022 confirmed that the Project Site was vacant and does not contain any historical resources (refer to Appendix C). In addition, the Historical/Archaeological Survey Report (Appendix C) prepared for the Project Site (APNs 046-161-031, 046-161-032, 046-161-033, and 046-161-003) indicates that the Project Site was included in a cultural records search conducted at the South-Central Coastal Information Center (SCCIC) of the California Historical Resources Information System (CHRIS) in 2013, which was completed as part of a larger cultural resources study encompassing approximately 27 square miles for the Adelanto North 2035 Comprehensive Sustainable Plan. The Historical/Archaeological Survey Report indicated that according to the SCCIC search result, there are no known historical resources on the Project Site. Therefore, the Project would not cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5. No impact would occur.

No Impact

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

According to the Historical/Archaeological Survey Report (Appendix C), the Project Site (APNs 046-161-031, 046-161-032, 046-161-033, and 046-161-003) was included as part of the Adelanto North 2035 Comprehensive Sustainable Plan cultural resources records search conducted in (Dietler 2013). Based on this SCCIC CHRIS records search, which encompasses approximately 27 square miles and includes the Project site and the surrounding area, there are no known archaeological resources finds within a 1-mile radius of the Project Site. The nearest find is approximately 5.64 miles from the Project Site. A field Survey was conducted in 2022, and did not identify any archaeological resources. Additionally, the Project involves limited ground disturbances,

as the only construction involves a 160-square-foot modular office with a restroom and a 500-gallon septic tanks, leach field, and waste soil pipe from restroom to septic tank. However, any ground-disturbing activities on previously undisturbed areas could uncover previously unidentified subsurface archaeological resources. Therefore, impacts could be potentially significant, and implementation of Mitigation Measure (MM) CR-1 is required to reduce impacts to a less than significant level. With mitigation, impacts would be less than significant.

MITIGATION MEASURES

MM CR-1: In the event that cultural resources are discovered during project construction 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 retained to assess the find. Work on the other portions of the Proposed Project outside the buffered area may continue during this assessment period.

Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. Also refer to Mitigation Measure TCR-1. The significance of the discovered resource shall be determined by the qualified archaeologist in consultation with YSMN and the County of San Bernardino.

Should the find be deemed significant, as defined by CEQA, 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 Proposed Project, should YSMN elect to place a monitor on-site.

Below are the possible treatment and disposition of significant cultural resources in order of preference:

- Full avoidance.
- If avoidance is not feasible, Preservation in place.
- If Preservation in place is not feasible, all items shall be reburied in an area away from any future impacts and reside in a permanent conservation easement or Deed Restriction.

If all other options are proven to be infeasible, data recovery through excavation and then curation in a Curation Facility that meets the Federal Curation Standards (Code of Federal Regulations 79.1).

Less than Significant with Mitigation

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

As described under the Project Description subheading, the only site construction work would be a new small modular office with a restroom. Additionally, field surveys conducted as part of the Cultural Resource Investigation did not encounter any evidence of human remains. The Project Site is not located on or near a known cemetery.

California Health & Safety Code, Section 7050.5, California Public Resources Code, Section 5097.98, and federal law and regulations (Archaeological Resources Protection Act [ARPA] 16 USC 470 & 43 Code of Federal Regulations 7, Native American Graves Protection & Repatriation Act [NAGPRA] 25 USC 3001 & 43 Code of Federal Regulations 10, and Public Lands, Interior 43 Code of Federal Regulations 8365.1-7) require a defined protocol if human remains are discovered in the State of California regardless of if the remains are modern or archaeological.

California Health and Safety Code, Section 7050.5, requires that in the event that human remains are discovered on the Project Site, disturbance of the site shall halt and remain halted until the County Coroner has conducted an investigation into the circumstances, manner, and cause of any death and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation or to their authorized representative. If the County Coroner determines that the remains are not subject to their authority and if the County Coroner has reason to believe the human remains are those of a Native American, they shall contact the Native American Heritage Commission by telephone within 24 hours. California Public Resources Code, Section 5097.98, governs consultation with the most likely descendant and the treatment and disposition of Native American human remains and associated grave goods. The Proposed Project would comply with existing regulatory requirements to ensure that unanticipated discovery of human remains does not result in adverse impacts. However, while compliance with California Health and Safety Code Section 7050.5 and California Public Resources Code, Section 5097.98, is mandatory, state statutory language does not define a specific spatial boundary for the temporary stop work. In the event of an inadvertent discovery, ongoing construction in close physical proximity to the find could result in accidental destruction or disturbance of adjacent, associated subsurface remains prior to formal evaluation by the County Coroner. This potential secondary disturbance represents a potentially significant impact. Therefore, incorporation of MM CR-2 is necessary to reduce potential impacts to a less than significant level.

MITIGATION MEASURES

MM CR-2: If human remains or funerary objects are encountered during any activities associated with the Proposed Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County of San Bernardino Coroner shall be contacted pursuant to California Health and Safety Code, Section 7050.5, and that code enforced for the duration of the Proposed Project.

Less than Significant with Mitigation

Therefore, no significant adverse impacts are identified or anticipated with the implementation of mitigation measures.

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VI. ENERGY – Would the project:					
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

SUBSTANTIATION: California Energy Consumption Database; Title 24 Building Energy Efficiency Standards

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

The potential for the Proposed Project to result in use of electricity, natural gas, and fuel is discussed below.

Electricity: The Proposed Project is the development of a Truck and Car Salvage Storage Site with a new small modular office with restroom. The modular office with restroom will operate on solar energy with solar panels installed on the roof of the modular office and restroom. There are no requirements for Southern California Edison (SCE) to provide any electricity to the Project Site. The Proposed Project will not require an increase in electricity demand from the SCE's because there would not be any electricity service to site. The Proposed Project would result in no impact related to electricity.

Natural Gas: There is no natural gas service supplier in the area, and no natural gas service would be provided to the Project Site. The Proposed Project would result in no impact related to natural gas.

Fuel: The Proposed Project would result in fuel consumption of vehicle trips and diesel equipment during construction, and new vehicle trips during operation. Use of fuel during construction would be limited to activities required to complete construction. The Proposed Project's addition of up to 16 new vehicle trips would be minimal, and the Proposed Project does not include components that would encourage unnecessary vehicle trips. Construction fleets and personal vehicles would continue to be required to comply with applicable emissions standards. As such, fuel use would not be wasteful, efficient, or unnecessary. This impact would be less than significant.

Less Than Significant Impact

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The Proposed Project would be designed to comply with the County of San Bernardino Greenhouse Gas Emissions Reduction Plan, and the State Building Energy Efficiency Standards (Title 24). Project development would not cause inefficient, wasteful, and unnecessary energy consumption, and no adverse impacts would occur.

The Proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted to reduce Greenhouse Gas (GHG) emissions, including Title 24 or the California Air Resources Board 2022 Scoping Plan for Achieving Carbon Neutrality. The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency as the Proposed Project is using renewable “solar panel” energy for the new small modular office with restroom. Therefore, the Proposed Project is consistent with state goals for increasing the use and renewable energy and reducing use of natural gas. Additionally, the Proposed Project would result in minimal vehicle trips and would not result in a vehicle miles traveled (VMT) impact (refer to XVII, Transportation, Issue b). Therefore, this impact would be less than significant, and no mitigation measures are recommended.

Less Than Significant Impact

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VII. GEOLOGY AND SOILS – Would the project:				

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

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

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| b) | Result in substantial soil erosion or the loss of topsoil? | ☐ | ☐ | ☒ | ☐ |
| 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? | ☐ | ☐ | ☒ | ☐ |
| d) | Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | ☐ | ☐ | ☒ | ☐ |
| 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? | ☐ | ☐ | ☐ | ☒ |
| f) | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | ☐ | ☐ | ☐ | ☒ |

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

Countywide Plan; Fault Activity Map of California, 2010; California Important Land Finder; Geotechnical Investigation by CHJ Consultants, January 2016 (Appendix D)

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

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42

A Report of Soil and Geotechnical Investigation Study was completed on January 2016, by CHJ Consultants and is attached as Appendix D to this Initial Study.

The Project Site is not in an Alquist-Priolo Earthquake Fault Zone⁴ or County Fault Hazard Zone.⁵ According to the California Department of Conservation, Fault Activity Map of California, the Helendale Fault is approximately 10.38 miles east from the Project

⁴ California Department of Conservation. Fault Activity Map of California, 2010. <https://maps.conservation.ca.gov/cgs/fam/>. Accessed June 27, 2023.

⁵ San Bernardino Countywide Plan Draft EIR. Geology and Soils. Figure 5.6-1 "Alquist-Priolo Fault Zones and County Fault Hazard Zones."

Site.⁶ Although the potential for rupture on-site cannot be dismissed, it is considered low due to the absence of known faults within the immediate vicinity. Nonetheless, the Proposed Project would be required to comply with the California Building Code requirements and the Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Protection District. Compliance with these codes and standards would address potential impacts resulting from an earthquake event. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

ii) Strong seismic ground shaking?

No active faults pass through Adelanto. As is the case for most areas of Southern California, ground shaking resulting from earthquakes associated with nearby and more distant faults may occur on the Project Site. The design of the new small modular office with restroom would incorporate measures to accommodate projected seismic ground shaking in accordance with the California Building Code (CBC) and local building regulations. The CBC is designed to preclude significant adverse effects associated with strong seismic ground shaking. Compliance can ensure that the Proposed Project would not expose people or structures to substantial adverse effects, including loss, injury, or death, involving seismic ground shaking. Impacts due to seismic activity would be less than significant impact and no mitigation is required.

Less Than Significant Impact

iii) Seismic-related ground failure, including liquefaction?

Liquefaction is a process in which cohesion-less, saturated, fine-grained sand and silt soils lose shear strength due to ground shaking and behave as fluid. Areas overlying groundwater within 70 to 77 feet of the surface are considered susceptible to liquefaction hazards. Ground failure associated with liquefaction can result in severe damage to structures. The Project Site is not in an area susceptible to liquefaction.⁷ As reported in the Geological Investigation Report, no groundwater was encountered in borings to depths of 51.5 feet and no layers considered impermeable to water was encountered. Based on the depth of groundwater and the soils encountered on-site liquefaction is not expected to occur. Therefore, no significant impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

iv) Landslides?

Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. The Project Site is not located within an area susceptible to

⁶ California Department of Conservation. Fault Activity Map of California. 2010. <https://maps.conservation.ca.gov/cgs/fam/>. Accessed June 27, 2023.

⁷ San Bernardino Countywide Plan Draft EIR. Geology and Soils. Figure 5.6-3 "Liquefaction and Landslide Susceptibility."

landslides.⁸ Furthermore, the Project Site is in an area of relatively flat topography. The potential for seismically induced landslides to occur is considered low as there are no nearby hills or other features that would be susceptible to landslides. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

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

Implementation of the Proposed Project would not disturb more than one acre of soil. However, the Proposed Project has obtained a State Water Resources Control Boards General Permit for Discharges of Storm Water Associated as a cautionary safety requirement encase there were any Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit includes any potential clearing, grading, and disturbances to the ground such as stockpiling or excavation. The construction general permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list (BMPs) to avoid and minimize soil erosion. Adherence to BMPs would ensure that the Proposed Project does not result in substantial soil erosion or the loss of topsoil. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

The Project Site is relatively flat with no prominent geologic features occurring on or within the vicinity of the Project Site and is not in an area susceptible to liquefaction or landslides.⁹ Seismically induced lateral spreading involves lateral movement of soils due to ground shaking. Because the Project Site is relatively level, the potential for seismically induced lateral ground spreading should be considered low. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

Expansive soils are composed of fine-grained silts and clays which are subject to swelling and contracting. The amount of swelling and contracting is subject to the amount of fine-grained clay materials present in the soils and the amount of moisture either introduced or extracted from the soils. According to the Geological Technical

⁸ San Bernardino Countywide Plan Draft EIR. Geology and Soils. Figure 5.6-3 "Liquefaction and Landslide Susceptibility."

⁹ San Bernardino Countywide Plan Draft EIR. Geology and Soils. Figure 5.6-3 "Liquefaction and Landslide Susceptibility."

Report prepared, the Project Site contains soils that are generally granular and not considered to be expansive. Therefore, the Proposed Project would not create substantial direct or indirect risks to life and property. Therefore, less than significant impact is identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

The Proposed Project includes a new small modular office with restroom that will have a septic tank with a leach field for the wastewater system on this site. The on-site wastewater treatment system would be designed, permitted, and constructed in accordance with the state and local requirements, including but not limited to the County of San Bernardino Department of Public Health and Division of Environmental Health Services (DEHS). Based on the project geotechnical investigation, the site is underlain by silty sand fill over alluvial deposits extending to the maximum explored depth of approximately 51 feet below ground surface. These soil conditions are not inherently unsuitable for a septic system. Alluvial soils and silty sands are commonly capable of supporting conventional leach field systems when infiltration characteristics, groundwater separation, and other design criteria satisfy applicable regulatory requirements. Prior to issuance of permits, the on-site wastewater treatment system design would be subject to review and approval by DEHS, including evaluation of site-specific soil conditions, infiltration characteristics, groundwater separation, required setbacks, and other applicable requirements to ensure the system is suitable for the site. Compliance with these requirements would ensure that the on-site wastewater disposal system is appropriately designed for the site's soil conditions, adequately treats wastewater, protects groundwater quality, and functions as intended over the life of the Proposed Project. Therefore, impacts would be less than significant.

Less Than Significant Impact

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

There is no existence of Pleistocene old alluvial fan deposits beneath the Project Site. In addition, no excavation is required to construct the small modular office, and the Project Site is underlain by fill materials to depths of 2 to 3 feet below ground surface (Appendix D). As a result, there is little to negligible potential for the Proposed Project to adversely impact significant paleontological resources. Therefore, paleontological monitoring is not recommended during earth disturbance activities. The Proposed Project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. No impact would occur, and no mitigation is required.

No Impact

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

SUBSTANTIATION:

Countywide Plan; Greenhouse Gas Emissions (GHG) Reduction Plan (March 2021)

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

In 2016, the California Assembly and Senate expanded upon AB 32 with Senate Bill (SB) 32, which mandates a 40 percent reduction in GHG emissions from 1990 levels by 2030 (University of California, Davis 2020). Most recently, in 2022, AB 1279, the California Climate Crisis Act, established the goal of achieving net zero GHG emissions no later than 2045. In December 2022, the California Air Resources Board (CARB) developed a plan (2022 Scoping Plan) that lays out a path to achieve targets for carbon neutrality and reduce anthropogenic GHG emissions by 85 percent below 1990 levels no later than 2045, as directed by AB 1279.

In March 2021, the San Bernardino County adopted a GHG Reduction Plan (GHG Plan) (March 2021). The GHG Plan presents a comprehensive set of actions to reduce the County's internal and external GHG emissions. Although the GHG Plan was adopted prior to AB 1279, the plan outlines a pathway for ongoing reduction of unincorporated community GHG emissions, including reducing VMT and increasing renewable energy, consistent with statewide goals. The GHG Plan puts the County on track to achieve its fair share of statewide GHG emissions reductions in the future. As a qualified GHG reduction plan according to CEQA Guidelines, Section 15183.5, consistency with the County's GHG Plan is the applicable threshold for determining the significance of project GHG emissions.

Implementation of the County's GHG Plan is achieved through the Development Review Process by applying appropriate reduction requirements to projects, which reduce GHG emissions. All new developments are required to quantify the Proposed Project's GHG emissions and adopt feasible mitigation to reduce project emissions below a level of significance. A review standard of 3,000 metric tons of carbon dioxide equivalent (MT CO₂e) per year is used to identify and mitigate project emissions. Projects that do not exceed annual emissions of 3,000 MT CO₂e are considered to be consistent with the GHG Plan and determined to have a less than significant individual and cumulative impact for GHG emissions.

GHG emissions were screened using CalEEMod version 2022.1.1.45 and assumptions consistent with the III. Air Quality analysis above. The Proposed Project would generate construction emissions over an approximately 3-month period. Construction emissions are amortized over a 30-year project lifetime and added to annual operation emissions. The primary source of operational GHG emissions would be the 16 truck trips per day.

Table 3
Greenhouse Gas Emissions
(Metric Tons per Year)

Source/Phase	CO ₂ e
Area	<1
Energy	1
Mobile	274
Waste	<1
Water	<1
Refrigerants	<1
Total MT CO ₂ e	276
Construction amortized	<1
Total MT CO₂e	276
County Screening Threshold	3,000

Source: CalEEMod.2022.1 Annual Emissions.

As shown in Table 3, Greenhouse Gas Emissions (Metric Tons per Year), the Proposed Project would generate approximately 276 MT CO₂e per year and would not exceed the County screening threshold of 3,000 MT CO₂e. This impact would be less than significant, and no mitigation is required.

Less Than Significant Impact

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

The County's GHG Plan is the applicable plan for reducing GHG emissions. The Proposed Project would comply with applicable County GHG Plan strategies, and does not exceed the 3,000 MT CO₂e per year screening level for individual and cumulative GHG emissions. Additionally, the Proposed Project would use only solar power for energy, and would have a minimal VMT impact, which is consistent with the state priorities for building decarbonization and VMT reduction outlined in the 2022 Scoping Plan. This impact would be less than significant.

Less Than Significant Impact

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:					
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

SUBSTANTIATION:

EnviroStor Database; San Bernardino Countywide Plan Draft EIR: Hazards and Hazardous Materials; Phase I Site Assessment June 2017 (Appendix E).

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

Construction of the Proposed Project would include the installation of a modular office building with restroom and would require the routine transport, use, storage, and disposal of limited quantities of common hazardous materials such as gasoline, diesel fuel, oils,

solvents, paint, fertilizers, pesticides, and other similar materials. All materials required during construction would be kept in compliance with state and local regulations and BMPs. Although these materials could be stored on site during construction activities, the Proposed Project would be required to comply with the guidelines established by the SWPPP. The management of hazardous materials during the Proposed Project's construction phase would not result in a significant impact.

Operation of the Proposed Project includes a salvage vehicles storage facility. All vehicle fluids would be removed from each vehicle (i.e., Gasoline/Diesel, Oil, Coolant, Power steering fluid, and brake fluid) including the battery before entering the Project Site. The vehicles would then be moved to another property for dismantling operations. No hazardous materials would be used, transported, or disposed of on site. Therefore, the Proposed Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Impacts would be less than significant and no mitigation is required.

Less Than Significant Impact

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

Apex Companies, LLC (Apex) performed a Phase I Environmental Site Assessment (ESA) for the Project Site provided as Appendix E. Based on review of historical sources, the Project Site appears to have been vacant land since at least 1948. The Phase I ESA revealed no recognized environmental conditions in connection with the Project Site. However, the Phase I ESA identified the following de minimis condition:

An area of discolored soil was also noted on the southern portion of the Project Site along the southern boundary. The discolored area was noted to be less than an inch in thickness and comprise approximately 25,000 square feet. The source of the discoloration appears to be stormwater runoff originating from the adjacent LKQ automotive salvage yard. The discolored soil is considered to be a de minimis condition and does not require further testing or clean up.

Construction of the Proposed Project would include the installation of a modular office building with restroom and would not involve the use of hazardous materials.

Operation of the Proposed Project includes a salvage vehicles storage facility. All vehicle fluids would be removed from each vehicle (i.e., Gasoline/Diesel, Oil, Coolant, Power steering fluid, and brake fluid) including the battery before entering the Project Site. The vehicles would then be moved to another property for dismantling operations. No hazardous materials would be used, transported, or disposed of on site.

Therefore, construction and operation of the Proposed Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

There are no schools within 0.25 miles of the Project Site. Westside Park Elementary School is the nearest school approximately 3.8 miles southwest of at 11010 Calleja Road in Adelanto. No hazardous materials would be emitted as a result of construction and operation of the Proposed Project. Therefore, no impacts associated with emission of hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of a school are anticipated. No impacts or anticipated and no mitigation measures are required.

No Impact

- d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

The Project Site was not found on the list of hazardous materials sites compiled pursuant to California Government Code, Section 65962.5, by the California Department of Toxic Substances Control's EnviroStor data management system.¹⁰ EnviroStor tracks cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. No hazardous materials sites are on or in the immediate vicinity of the Project Site. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

No Impact

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

The Project Site is not in an airport safety review area or Airport Runaway Protection Zone. The Project Site is not located within the vicinity of a private or public airstrip. The nearest airport to the Project Site is the Southern California Logistics Airport, approximately 5.9 miles southeast of the Project Site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

Access would be provided by a 26-foot-wide commercial driveway from Highway 395 and Calleja Road. Highway 395 is a designated evacuation route on the San Bernardino Countywide Plan Policy Map PP-2 Evacuation Routes. All parking for passenger vehicles and truck-trailers would be in the enclosed barrier and would not block emergency access or interfere with the use of evacuation routes. During any construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as

¹⁰ California Department of Toxic Substances Control. EnviroStor. Accessed November 29, 2022.

required by the County. Therefore, the Proposed Project would not impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan. Impacts would be less than significant and no mitigation measures are required.

Less Than Significant Impact

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

The Project Site is not located in a High or Very High Fire Hazard Severity Zone. In addition, there are no intermixed wildland areas within the vicinity of the Project Site. The nearest wildland area is located along Phelan Road off the located approximately 18.7 miles south of the Project Site. The truck and car salvage storage facility would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. The construction of the small modular office would comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Protection District. Therefore, less than significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

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

- | | | | | | |
|------|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| | which would result in flooding on or offsite; | | | | |
| iii. | create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or | ☐ | ☐ | ☒ | ☐ |
| iv. | impede or redirect flood flows? | ☐ | ☐ | ☒ | ☐ |
| d) | In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | ☐ | ☐ | ☐ | ☒ |
| e) | Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | ☐ | ☐ | ☒ | ☐ |

SUBSTANTIATION:

Countywide Plan; Industrial Activities Stormwater Pollution Prevention Plan by Apex Companies, LLC, June 24, 2024 (Appendix F1); Drainage Report for LKQ Adelanto Project by CASC Engineering and Consulting, September 26, 2024 (Appendix F2).

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

Construction

Construction activities include minor site preparation for installing a modular office with restroom with septic system, including installation of landscaping and two parking spaces. No other new structures, roads, walkways, or utilities would be built or installed. Construction activities would not disturb more than one acre of soil. However, the Proposed Project obtained a State Water Resources Control Boards General Permit for Discharges of Storm Water Associated with the Proposed Project as a cautionary safety requirement encase there were any Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit includes any potential clearing, grading, and disturbances to the ground such as stockpiling or excavation. The construction general permit requires the development and implementation of a SWPPP. The SWPPP must list BMPs to prevent project-related pollutants from impacting surface waters. Construction BMPs would include but are not limited to sandbag barriers, geotextiles, storm drain inlet protection, sediment traps, riprap soil stabilizers, sweep roadway from track-out, and rumble strips. BMPs applicable to the Project Site will be subject to County approval and provided in contract bid documents.

Operation

The Proposed Project includes the operation of a truck and car salvage storage facility that supports an existing auto dismantling business on the adjacent parcel. All vehicle batteries and fluids including but not limited to gasoline/diesel, oil, coolant, power steering fluid, and brake fluid would be removed prior to storing the vehicles in the yard. However the potential exists for residual amount of fluids to remain in and on the vehicles that may be exposed to stormwater. Activities at the facility could also result in

the generation of dust and or particulates from loading and unloading of vehicles and parts in gravel/dirt yards and weather-related impact on gravel/dirt yards.

The Statewide General Permit for Stormwater Discharges Associated with Industrial Activities, Order 2014-0057-DWQ (Industrial General Permit) regulates stormwater and authorized non-stormwater discharges from industrial facilities to minimize water pollution. The Industrial General Permit regulates discharges associated with federally defined categories of industrial activities such as manufacturers, landfills, mining, steam generating electricity, hazardous waste facilities, transportation with vehicle maintenance, larger sewage and wastewater plants, recycling facilities, and oil and gas facilities. It requires facilities to implement a SWPPP, including BMPs to control pollutants.

The Proposed Project would be covered under an Industrial Activities SWPPP. Runoff from the Proposed Project would sheet flow north into proposed vegetated stormwater retention basin in the northwest corner of the facility. The stormwater retention basin would capture, contain, and reduce the volume of stormwater runoff leaving the site. The stormwater retention pond would In addition, the Pollution Prevention Team Inspector would inspect all areas for spills and leaks and would ensure that any spills or leaks are cleaned up immediately in accordance with the SWPPP. In addition, dust generation would be minimized by the use of a water truck spraying water in the unpaved areas two times per week. Implementation of the SWPPP in accordance with the Industrial Permit would ensure that the Proposed Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

The Proposed Project includes the operation of a salvage vehicle yard that supports the existing adjacent facility. The Proposed Project would include the construction of a new small modular office with a restroom. The restroom will have water supply via water well (Shard Water Well Agreement). The restroom would use a negligent amount of groundwater compared to the resources available. The remaining property area would remain permeable and implementation of the Proposed Project would not interfere with groundwater recharge.

Therefore, the Proposed Project is not anticipated to have a substantial impact on groundwater supplies or interfere substantially with groundwater recharge. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

- i) *Result in substantial erosion or siltation on- or off-site;*

Under existing conditions, the runoff generated from the site drains northerly via overland sheet flow. Under the developed condition, the Proposed Project would construct a new small modular office building. The remaining portion of the property would remain permeable. As described in the Drainage Report provided as Appendix F, stormwater runoff would continue to drain northerly overland sheet flow to the proposed stormwater retention basin on the northwest corner of the Project Site. The stormwater retention basin would capture, contain, and reduce the volume of stormwater runoff leaving the site including sediment from the site. Therefore, the Proposed Project would not result in substantial erosion or siltation on- or off-site. The impact would be less than significant, and no mitigation would be required.

Less Than Significant Impact

- ii) *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;*

Under existing conditions, the runoff generated from the site drains northerly via overland sheet flow. Under the developed condition, the Proposed Project would construct a new small modular office building. The remaining portion of the property would remain permeable. As described in the Drainage Report provided as Appendix F, stormwater runoff would continue to drain northerly overland sheet flow to the proposed stormwater retention basin on the northwest corner of the Project Site. The proposed stormwater retention basin is capable of capturing storm flows from the 100-year event and would provide enough capacity to reduce the total site discharge to 90 percent of the predeveloped condition. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

- iii) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or*

Under existing conditions, the runoff generated from the site drains northerly via overland sheet flow. Under the developed condition, the Proposed Project would construct a new small modular office building. The remaining portion of the property would remain permeable. As described in the Drainage Report provided as Appendix F, stormwater runoff would continue to drain northerly overland sheet flow to the proposed stormwater retention basin on the northwest corner of the Project Site. The proposed stormwater retention basin is capable of capturing storm flows from the 100-year event and would provide enough capacity to reduce the total site discharge to 90 percent of the predeveloped condition which would not exceed the capacity of the existing stormwater drainage system. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

iv) Impede or redirect flood flows?

The Project Site is not in a 100-Year Federal Emergency Management Agency (FEMA) flood zone, 100-year Department of Water Resources Awareness Zone, or a FEMA 500-year flood zone. Under existing conditions, the runoff generated from the site drains northerly via overland sheet flow. Under the developed condition, the Proposed Project would construct a new small modular office building. The remaining portion of the property would remain permeable. As described in the Drainage Report provided as Appendix F, stormwater runoff would continue to drain northerly overland sheet flow to the proposed stormwater retention basin on the northwest corner of the Project Site. The proposed stormwater retention basin is capable of capturing storm flows from the 100-year event and would provide enough capacity to reduce the total site discharge to 90 percent of the predeveloped condition and would not substantially impede or redirect flood flows. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

Due to the inland distance from the Pacific Ocean and any other significant body of water, tsunamis and seiches are not potential hazards within the vicinity of the Project Site. The closest body of water to the Project Site is Lake Jackson at the base of Mount San Antonio, Wrightwood, San Bernardino County, approximately 38.3 miles southwest of the site. The Project Site is neither in a FEMA 100-year floodplain nor a 500-year floodplain.¹¹ Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

The Project Site is not in an area covered by a Sustainable Groundwater Management Plan. The Project Site overlies the Labontan Regional Water Quality Control Board, which is in Victorville.

The Proposed Project would be covered under an Industrial Activities SWPPP. Runoff from the Proposed Project would sheet flow north into proposed vegetated stormwater retention basin in the northwest corner of the facility. The stormwater retention basin would capture, contain, and reduce the volume of stormwater runoff leaving the site. In addition, the Pollution Prevention Team Inspector would inspect all areas for spills and leaks and would ensure that any spills or leaks are cleaned up immediately in accordance with the SWPPP. In addition, dust generation would be minimized by the use of a water truck

¹¹ San Bernardino Countywide Plan Draft EIR. Hydrology and Water Quality. Figure 5.9-2 "Flood Hazard Zones in the Valley and Mountain Regions."

spraying water in the unpaved areas two times per week. Implementation of the SWPPP in accordance with the Industrial Permit would ensure that the Proposed Project would not conflict or obstruct implementation of a water quality control plan or implementation of a groundwater sustainability plan. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

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

SUBSTANTIATION:

Countywide Plan.

a) Physically divide an established community?

The Proposed Project includes the operation of a truck and car salvage storage facility that supports an existing auto dismantling business on the adjacent parcel. The surrounding land uses are commercial/institutional uses to the west (Temple), Residential Rural Living RL-5 land use to the north, west, and east. There are also commercial/industrial land uses to the south in the City of Adelanto.

The physical division of an established community is typically associated with construction of a linear feature, such as major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility in an existing community or between a community and an outlying area. The Proposed Project does not include the construction of a linear feature. Therefore, the Proposed Project would neither physically divide an established community nor cause a significant environmental impact due to conflict with any land use plans or policies. Therefore, less than significant impacts are identified, and no mitigation measures are required.

Less than Significant Impact

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

The Project Site is within the sphere of influence of the City of Adelanto and is designated in the San Bernardino Countywide Plan as Unincorporated Community Area of Rural Living (RL-5). The Proposed Project is located along a major arterial highway and truck route. Surrounding land uses includes mixed land uses including a Temple to the west and Rural Living (RL-5) barren land with no structures to the north and east. ADD Airport Zoning and an existing industrial use Truck and Car Salvage Dismantling Facility is located to the west.

For the operation of the truck and car salvage storage facility, the Proposed Project requires the approval of a CUP in a proposed Regional Industrial (IR) zoning district. The Proposed Project will also require a GPA and Zone Change to change the site designation from Rural Living (RL-5) to General Industrial.

Once the Proposed Project is approved, no conflict with the Countywide Plan designation and zoning would occur. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XII.	MINERAL RESOURCES – Would the project:				
a)	Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?	☐	☐	☒	☐
b)	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐
SUBSTANTIATION: (Check ☐ if project is located within the Mineral Resource Zone Overlay):					
Countywide Plan					

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

A review of the California Geologic Energy Management Division well finder indicates that there are no wells in the vicinity of the Project Site. The Surface Mining and Reclamation Act of 1975 (SMARA) has developed mineral land classification maps and reports to assist in the protection and development of mineral resources. According to the SMARA, the following four mineral land use classifications are identified:

- Mineral Resource Zone 1 (MRZ-1): This land use classification refers to areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- Mineral Resource Zone 2 (MRZ-2): This land use classification refers to areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists.
- Mineral Resource Zone 3 (MRZ-3): This land use classification refers to areas where the significance of mineral deposits cannot be evaluated from the available data. Hilly or mountainous areas underlain by sedimentary, metamorphic, or igneous rock types and lowland areas underlain by alluvial wash or fan material are often included in this category. Additional information about the quality of material in these areas could either upgrade the classification to MRZ-2 or downgraded it to MRZ-1.
- Mineral Resource Zone 4 (MRZ-4): This land use classification refers to areas where available information is inadequate for assignment to any other Mineral Resource Zone.

The entirety of the Project Site is an MRZ-1 zone. No active mineral extraction activities are located on site or in the surrounding properties. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

The Project Site has a current planned land use and zoning district of Rural Living RL-5 Community zoned land with no structures. The Proposed Project would be consistent with the Countywide Plan. The Project Site is within MRZ-1 zone, the size of the property and surrounding area is not a site for mineral resource recovery. Therefore, this site is not an important mineral resource recovery site and there is less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIII. NOISE – Would the project result in:				

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) | Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | ☐ | ☐ | ☒ | ☐ |
| b) | Generation of excessive groundborne vibration or groundborne noise levels? | ☐ | ☐ | ☒ | ☐ |
| c) | For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☒ | ☐ |

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

Countywide Plan; Noise Roadway Construction Noise Model Data (Appendix G).

- a) *Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

The community surrounding the Project Site consists of undeveloped Desert Living residential housing land. The primary existing noise source in the Proposed Project vicinity is vehicle traffic along existing Highway 395 that includes trucks, RV's, cars, and motorcycles. Other noise sources include mechanical equipment and activity at the vehicle dismantling facility next door and the Temple adjacent to the Project Site. There are no existing residences in the area adjacent to the Project Site. The closest sensitive receptor from the site boundary is a Temple structure that is 143 feet to the west.

Short-Term Noise (Construction)

Construction of the Proposed Project would potentially result in temporary noise level increases due to the operation of heavy equipment. The magnitude of the impact would depend on the type of construction activity, equipment, duration of the construction phase, distance between the noise source and receiver, and intervening structures. Sound levels from typical construction equipment range from 60 to 90 dBA Leq at 50 feet from the source (FHWA 2018). Noise from construction equipment generally exhibits point source acoustical

characteristics. A point source sound decays at a rate of 6 dBA per doubling of distance from the source. This rule applies to the propagation of sound waves with no ground interaction.

Construction is anticipated to occur over a period of approximately 3 months and would involve minor site preparation for installing a modular office with restroom with septic system, including installation of landscaping and two parking spaces. No other new structures, roads, walkways, or utilities would be built or installed. Noise levels from standard construction equipment required for the Proposed Project were determined based on typical equipment noise levels established by the Roadway Construction Noise Model (FHWA 2018) (Appendix G). The two noisiest pieces of construction equipment (grader, dozer) that could be required for the Proposed Project were assumed to operate in the same location on a given day. Project construction has the potential to generate average noise levels of 75.9 dBA at the nearest sensitive receptor, which is the Temple structure approximately 143 feet to the west. As such, there is the potential for construction noise to be audible above existing conditions at the Temple. In the absence of a County threshold, the FTA (2018) threshold of 80 dBA is the applicable construction threshold for the Proposed Project. The Proposed Project would not exceed the FTA threshold at the Temple structure. In addition, Section 83.01.080 of the San Bernardino County Code exempts construction noise level standards if it occurs between the hours of 7:00 am. to 7:00 pm. except on Sundays and federal holidays. Since construction would occur during allowable daytime hours and would not exceed the FTA threshold of 80 dBA, construction impacts from the Proposed Project would be less than significant.

Long-Term Noise (Operational)

Noise from daily operations would primarily be from vehicles and trucks operating on site and coming to and from the Project Site. According to the Applicant, the Proposed Project would generate up to 16 daily trips, eight trips to the site and eight trips from the Project Site, which are accessed through a secondary entrance located at 11200 Alden Road. This entrance is approximately 750 feet from the nearest sensitive receptor (the Temple). The Proposed Project is located along Highway 395, a main thoroughfare in the region. According to Caltrans (2023) truck annual average daily traffic data, Highway 395 includes approximately 26,000 vehicles daily and 4,472 daily trucks. According to Caltrans (2013), sound that originates from a linear, or line, source, such as vehicular traffic, attenuates by approximately 3 dBA per doubling of distance. Therefore, the Proposed Project's addition of up to 16 daily trips onto the roadway would not cause a doubling of traffic and would not result in a noticeable increase in traffic noise.

In addition, noise would also be generated by the operation of trucks moving around the site. The equipment would vary depending on the type of equipment, the specific model, the operation being performed and the condition of the equipment. The equivalent sound level (Leq) of the operational activity also depends on the fraction of time that the equipment is operated over the engine, usually a diesel, has sufficient muffling and meets CARB standards. This equipment will operate in one mode, mobile. Mobile equipment moves around the Project Site with power applied in cyclic fashion to and from the Project Site and the existing dismantling facility at 11200 Alden Road. As such, noise in any one location would be intermittent.

Chapter 7 of the San Bernardino County Code of Ordinances, Noise Control and Abatement, regulates noise in the unincorporated area of the County. Specifically, Table 83-2 includes noise standards for stationary noise sources. The nearest receiving land use is the Temple

approximately 143 feet from the boundary of the Project Site. To be conservative, the daytime residential noise limit of 55 dBA is the applicable noise limits for the Project. Noise from truck movement and intermittent truck parking lot noise was taken from a similar industrial that project quantified the noise level at approximately 68 dBA at 50 feet (Harris 2022). The reference noise level includes truck movement, loading and unloading operations, and general parking lot noise. At 143 feet, the expected noise level at the Temple would be 58.9 dBA. However, as described above, trucks would be moving all around the site and would not all be operating at the same time. In addition, a solid barrier would be constructed around the perimeter as part of the Project and must achieve a minimum barrier attenuation of 10 dBA, which attenuates to 48.9 dBA at the Temple structure to the west. Recommendations for acoustical barrier design and location to maximize noise reduction capabilities as written in The Noise Manual (AIHA, 2003; or latest edition) shall include:

- The barrier should be located as close as practical to either or both the source and receiver.
- The width of the barrier on either side of the noise source should be at least twice its height (the wider the better).
- The height should be as tall as practical.
- The sound transmission loss of the panel should be at least 10 dB greater than the estimated noise reduction of the barrier.
- The barrier should be solid and not contain any gaps or openings.

With the addition of the barrier, as proposed by the Project as the project design feature, would achieve a minimum 10 dBA reduction, and impacts would be less than significant.

Less Than Significant Impact

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

Section 83.01.090(a) of the San Bernardino County Code prohibits the creation of ground vibration that can be felt without the aid of instruments at or beyond the lot-line, nor shall any vibration be allowed which produces a particle velocity greater than or equal to 0.2 inches per second (in/sec) measured at or beyond the lot-line. Per Section 83.01.090(c), construction- and demolition-related ground vibration is exempt from this requirement as long as it occurs between 7:00 AM and 7:00 PM, Mondays through Saturdays and not on Sundays or federal holidays. Additionally, the Transportation and Construction Vibration Guidance Manual (Caltrans, 2020) provide guidance criteria at which there is a potential for architectural damage. Accordingly, the Proposed Project would result in a significant impact if:

- Groundborne vibration levels generated by the project during construction or operation have the potential to cause architectural damage at nearby buildings by exceeding the following peak particle velocity (PPV):
 - 0.08 in/sec at extremely fragile historic buildings, ruins, ancient monuments;
 - 0.10 in/sec at fragile buildings;
 - 0.25 in/sec at historic and some old buildings;
 - 0.30 in/sec at older residential structures;
 - 0.50 in/sec at new residential structures and modern industrial/commercial buildings; or

- Groundborne vibration levels generated by project construction produce a PPV greater than 0.2 inches per second at or beyond the property line outside the hours of 7:00 AM and 7:00 PM Mondays through Saturdays and not on Sundays or Federal holidays.
- Groundborne vibration levels generated by project operation produce a PPV greater than 0.2 inches per second at or beyond the property line.

The Proposed Project would generate minimal, if any, groundborne vibration or groundborne noise levels during construction as no subterranean structures (e.g., underground parking, etc.). Some construction activities may generate rumbling type noise; however, these activities are not anticipated to be noticeable by noise sensitive receptors. According to the FTA (2018) a loaded truck would result in a vibration level of 0.076 PPV at 25 feet. The closest existing structure is a Temple structure approximately 143 feet to the northwest corner of the Project Site. At this distance, the Proposed Project would not exceed the 0.2 PPV threshold at the Temple. In addition, the Proposed Project construction will not occur outside the hours outlined as exempt in the San Bernardino County Code, Section 83.01.090. Therefore, the Proposed Project would not exceed County-established standards relating to construction vibration, and impacts would be less than significant.

Less Than Significant Impact

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

The Project Site is in the airport land use plan area for the Southern California Logistics Airport in the bordering City of Victorville. The Project Site is approximately 1.7 miles west of the Southern California Logistic Airport. According to the Comprehensive Land Use Plan for Southern California Logistics Airport (Coffman Associates INC 2008), the Project Site is not located within any existing or future noise contour for the airport. Therefore, the Proposed Project would not expose people residing or working in the Project Site to excessive noise levels as a result of the airport. Impacts would be less than significant.

Less Than Significant Impact

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

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

SUBSTANTIATION:

Countywide Plan;

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

The Proposed Project would not induce substantial population growth in an area because it does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area. The Proposed Project would require one employee to direct and operate the site for vehicle transporters entering and leaving the site. According to the California Labor Market Info, as of October 2023, the unemployment rate for nearby Adelanto was at 10.1 percent. It is therefore assumed that employees would come from the local labor pool. The Proposed Project does not involve construction of new homes, nor would it induce unplanned population growth by creating a substantial number of new jobs. Construction activities would be temporary and are not anticipated to attract new employees to the area. No impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

The Project Site does not contain any housing. There are no structures on this site. Implementation of the Proposed Project would not require construction or replacement housing elsewhere. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XV. PUBLIC SERVICES					
a)	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	Fire Protection?	☐	☐	☒	☐
	Police Protection?	☐	☐	☐	☒
	Schools?	☐	☐	☐	☒
	Parks?	☐	☐	☐	☒
	Other Public Facilities?	☐	☐	☐	☒
SUBSTANTIATION:					
Countywide Plan, 2007.					

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

Fire Protection?

There are two fire stations in the Project Site vicinity. San Bernardino County Fire Station 322, at 10370 Rancho Road is approximately 6.8 miles southwest of the Project Site. Fire Station 319, at 18500 Readiness Street, Victorville, is approximately 7.0 miles southeast of the Project Site.

Comprehensive safety measures that comply with federal, state, and local worker safety and fire protection codes and regulations would be implemented into Project design to minimize the potential for fires to occur during construction and operations. The Proposed Project would be required to comply with County fire suppression standards, provide adequate fire access. No new or physically altered fire station would be needed to serve the Proposed Project. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

Police Protection?

The San Bernardino County Sheriff's Department (SBCSD) serves the unincorporated area of San Bernardino County. The nearest police station is the County Sheriff's Department located at 11613 Bartlett Avenue, Adelanto, approximately 5.6 miles south of the Project Site. The SBCSD reviews staffing needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection.¹² Given the size of the Proposed Project, no expansion or new police stations would be necessary to serve the Proposed Project. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

No Impact

Schools?

The Project Site is served by the Adelanto Elementary School District and the Victor Valley Union High School District. The Proposed Project does not include residential development and would not generate school-aged children. Therefore, the Proposed Project would not increase enrollment within the Adelanto Elementary School District or the Victor Valley Union High School District and require the construction or expansion of school facilities to maintain acceptable performance objectives. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

No Impact

Parks?

The Proposed Project does not include residential development and would not result in an increase in permanent population. Therefore, the Proposed Project would not increase demand for neighborhood or regional parks or require the construction or expansion of park facilities to maintain acceptable performance objectives. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

Other Public Facilities?

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

No Impact

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

¹² San Bernardino Countywide Plan. Draft EIR. Public Services. Page 5.14–24. Accessed March 9th, 2023.

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XVI. RECREATION					

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated? | ☐ | ☐ | ☐ | ☒ |
| b) | Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | ☐ | ☐ | ☐ | ☒ |

SUBSTANTIATION:

Countywide Plan

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

The Proposed Project would not include residential uses and would not result in population growth. The vehicle storage use would generate minimal on-site employment and would not introduce a substantial number of visitors that would use nearby park or recreational facilities. Therefore, the Proposed Project would not increase the use of existing neighborhood or regional parks such that substantial physical deterioration would occur or be accelerated. There would be no impact. No impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

The Proposed Project does not include the construction or expansion of recreational facilities. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

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

SUBSTANTIATION:

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

The Proposed Project involves development and operation of a truck and car salvage storage facility to support the existing auto dismantling facility adjoined to the south. There are no current or planned bicycle or pedestrian facilities serving the Project Site or its vicinity. There's also no paved roadway serving the Project Site.

Bicycle and Pedestrian Facilities

There are no current or planned bicycle pathways within the vicinity Project Site nor existing sidewalks fronting the Project Site. The Countywide Plan does not include a plan or policy related to bikeways and trails within the vicinity of the Project Site. Therefore, no conflict with a program plan, ordinance, or policy addressing the circulation system, including bicycle and pedestrian facilities are anticipated.

Transit Service

The Project Site is in the service area of Victor Valley Transit Authority, a second largest transit operator in San Bernardino County, providing bus service in the Victor Valley area. The nearest bus stop (Route 33) is on Chamberlaine Way, approximately 2.5 miles to the south, that connects Highway 395 in north Adelanto to Air Expressway and Palmdale Road in Mountain View, which also connects to Route 32 that serves VCV Southern California Logistics Airport to Victorville to the east. Victor Valley Transit Authority nor Omnitrans do not provide transit service directly to the Project Site vicinity. Transit service is reviewed and updated by Victor Valley Transit Authority and Omnitrans periodically to address ridership, budget, and community demand needs.

Changes in land use can affect these periodic adjustments which may lead to either enhanced or reduced service where appropriate. Considering lack of development surrounding the Project Site, which indicates lacking ridership, it is unlikely that any transit services would be planned near the Project Site in the near future.

Countywide Plan Consistency

The Transportation and Mobility Element of the Countywide Plan:

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

The Proposed Project is the development of a truck and car salvage storage facility with a new small modular office. The following details below for the Proposed Project would be consistent with the Countywide Plan goals and policies that do not affect the Proposed Project as noted below:

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

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

Consistent: The Proposed Project is required to pay its fair share contribution towards off-site transportation improvements as determined by the County's Public Works Department.

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

Policy TM-2.6: We promote shared/central access points for direct access to roads in unincorporated areas to minimize vehicle conflict points and improve safety, especially access points for commercial uses on adjacent properties.

Consistent: Access would be provided by a 26-foot-wide commercial driveway from Highway 395 and Calleja Road. A secondary emergency access would be provided at 11200 Alden Road. The proposed off-site roadway improvements would be reviewed and approved by the County and Caltrans to meet the applicable County and Caltrans regulations and standards, including, an encroachment permit by Caltrans.

Goal TM-3: As pattern of development and transportation system that minimizes vehicle miles traveled (VMT).

Policy TM-3.1: We promote new development that will reduce household and employment VMT relative to existing conditions.

Consistent: The Project Site resides within a traffic analysis zone (TAZ) that generates VMT per employee 35.78 percent below the County existing VMT per employee threshold. Additionally, the one employee would come from the local labor pool where the unemployment rate is at 10.3 percent. As discussed in below XVII Transportation, Issue (b), the Proposed Project would result in less than significant VMT impacts, and therefore would not conflict with the goal and policy to minimize VMT.

The Proposed Project would not conflict with the Transportation and Mobility Element of the Countywide Plan. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

SB 743, approved in 2013, endeavors to change the way transportation impacts will be determined according to the CEQA. In December 2018, the Natural Resources Agency finalized updates to CEQA Guidelines to incorporate SB 743 (i.e., VMT). The VMT thresholds and methodology outlined in the County's July 2019 TA guidelines will be used to conduct the VMT analysis for the Proposed Project.

The San Bernardino County Transportation Authority (SBCTA) VMT Screening Tool allows users to input an assessor's parcel number (APN) to determine if a project's location meets one or more of the screening thresholds for land use projects identified in the Governor's Office of Land Use and Climate Innovation Technical Advisory on Evaluating Transportation Impacts in CEQA (Technical Advisory). The County Guidelines provide details on appropriate "screening thresholds" that can be used to identify when a proposed land use project is anticipated to result in a less than significant impact without conducting a more detailed analysis. Screening thresholds are broken into the following three types:

- Transit Priority Area (TPA) Screening
- Low VMT Area Screening
- Project Site Type Screening

A land use for the Proposed Project needs to meet one of the above screening thresholds to result in a less than significant impact.

Transit Priority Area (TPA) Screening

Projects in a TPA, defined as within one-half mile of a major transit stop or high-quality transit corridor, may be presumed to result in a less than significant VMT impact absent substantial evidence to the contrary. This presumption may not apply, however, if the Proposed Project:

1. Has a floor area ratio of less than 0.75.
2. Includes more parking for use by residents, customers, or employees of the project than required by the jurisdiction (if the jurisdiction requires the project to supply parking)

3. Is inconsistent with the applicable Sustainable Communities Strategy (as determined by the jurisdiction with input from the Metropolitan Planning Organization): or
4. Displaces or reduces existing transit options or pedestrian/bicycle access.

Based on a review of the San Bernardino County SBCTA VMT Screening Tool, the Project Site is not located within a TPA; therefore, the Proposed Project does not satisfy the TPA screening criteria.

Low VMT Area Screening

Residential and office projects in a low VMT generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary.

To identify if the Project Site is in a low VMT area, the SBCTA VMT Screening Tool was used. The SBCTA VMT Screening Tool was developed from the San Bernardino Transportation Analysis Model travel forecasting model to measure VMT performance for individual jurisdictions and for individual TAZs. TAZs are geographic polygons similar to census block groups used to represent areas of homogenous travel behavior. If the Project Site is in areas that incorporate similar features of the TAZ will tend to exhibit similar VMT. This presumption may not be appropriate if the Proposed Project land uses would alter the existing built environment in such a way as to increase the rate or length of vehicle trips.

The Proposed Project requires a GPA to change the site's designation from Rural Living (RL-5) to Industrial use in the project TAZ. There does not appear to be anything unique about the Proposed Project that would otherwise be misrepresented using the data from the SBCTA VMT Screening Tool. In this case, the Project Site consists of industrial uses only; therefore, the applicable service population is the worker population, and the project TAZ VMT has been calculated for VMT per worker population. The Project Site is within TAZ 023202168. The baseline year (2022) VMT per service population for the project TAZ is equal to 14.7 and the County baseline is equal to 16.9. Therefore, the Proposed Project satisfies the County-established screening criteria for projects in a low VMT area and would result in less than significant impacts related to VMT. VMT impacts are considered less than significant.

Less Than Significant Impact

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

The Proposed Project does not include a geometric design or incompatible uses that would substantially increase hazards. Access would be provided by a 26-foot-wide commercial driveway from Highway 395 and Calleja Road. A secondary emergency access would be provided at 11200 Alden Road. The proposed roadway improvements would be reviewed and approved by the County and Caltrans to meet their construction standards and ensure that there is sufficient site distance provided. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

d) *Result in inadequate emergency access?*

Access would be provided by a 26-foot-wide commercial driveway from Highway 395 and Calleja Road. A secondary emergency access would be provided at 11200 Alden Road. Secure access to the site would be via rolling gates at both locations with Knox Boxes and approved by the San Bernardino County Fire Protection District to maintain adequate emergency access. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

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

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

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

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

SUBSTANTIATION:

Historical/Archaeological Resources Survey Report: Assessor's Parcel No. 0460-161-31, 32, 33, & 03, and other parcels in the surrounding area City of Adelanto, San Bernardino County, California 92301 March 2026 (Appendix C, Historical/Archaeological Survey Report), Tribal Consultation

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

Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

AB 52, signed in to law by Governor Brown on September 25, 2014, amended CEQA to establish a formal consultation process with California Native American Tribes and to recognize Tribal Cultural Resources as distinct category of environmental resource. Under AB 52, a project that may cause a substantial adverse change in the significance of a Tribal Cultural Resource (TCR) may have a significant effect on the environment. Accordingly, the lead agency must notify California Native American Tribes that are traditionally and culturally affiliated with the geographic area of the Proposed Project and that have previously requested to the lead agency, in writing, to be informed of projects in that geographic area. If a notified Tribe requests consultation within the statutory time frame, the lead agency must consult with the Tribe regarding the potential effects of the Proposed Project on Tribal Cultural Resources. This consultation process must be concluded before the lead agency adopts a negative declaration, mitigated negative declaration, or certifies an EIR.

As discussed in the above Cultural Resources section, the Project Site does not support any listed or eligible historical or cultural resources as defined by California Public Resources Code, Section 5020.1(k). Additionally, the Native American Heritage Commission's (NAHC) Sacred Lands File search found the result to be negative. Therefore, the Proposed Project is not anticipated to cause a substantial adverse effect on any such TCR.

In compliance with AB 52, on February 4, the County sent an opportunity to consult notification letter to the following Tribes:

- Yuhaaviatam of San Manuel Nation, Cultural Resources Management Department
- Soboba Band of Luiseño Indians, Cultural Resources Department
- Fort Mohave Indian Tribe
- Twenty-Nine Palms Band of Mission Indians
- San Gabriel Band of Mission Indians
- Gabrieleno Band of Mission Indians – Kizh Nation
- Colorado River Indian Tribes
- Morongo Band of Mission Indians, Tribal Historic Preservation Officer

As of July 2026, only one Tribe, the Yuhaaviatam of San Manuel Nation (YSMN, also known as the San Manuel Band of Mission Indians) responded via email requesting consultation pursuant to AB 52. YSMN indicated that the Project Site exists in Serrano ancestral territory, while they do not have any concerns with the Proposed Project's implementation, they requested that cultural and Tribal cultural recommendations be incorporated as part of the Proposed Project, permit, or plan condition. The County has incorporated the suggested language as part of mitigation measures (MM CR-1, MM CR-2, and MM TCR-1).

SB 18, effective March 1, 2005, amended the California Government Code to require local governments to consult with California Native American Tribes regarding certain

local planning and land use decisions. Unlike AB 52, which establishes a consultation process under CEQA, SB 18 applies to the adoption or amendment of General Plans and Specific Plans, as well as the designation or proposed designation of open-space land. Pursuant to California Government Code, Sections 65352.3 and 65352.4, cities and counties are required to notify and consult with California Native American Tribes on the contact list maintained by the NAHC that are traditionally and culturally affiliated with the geographic area. The consultation process is intended to preserve and protect Native American cultural places and Sacred Sites by considering Tribal concerns early in the land use planning process.

The County has complied with SB 18 by contacting NAHC and notifying all Tribes on the contact list provided by NAHC on its response letter dated March 4, 2026. No Tribes responded pursuant to SB 18.

There are no known TCR on or near the Project Site. However, ground-disturbing activities on previously undisturbed areas could result in potentially significant impacts on TCR, and YSMN has requested that mitigation measures are provided to reduce Tribal Cultural Resources impacts to a less than significant level. The Proposed Project would result in limited ground-disturbance activities, and implementation of the mitigation measures requested by YSMN would ensure that impacts on Tribal resources are less than significant. With implementation of these mitigation measures, impacts on Tribal Cultural Resources would be less than significant.

MITIGATION MEASURES

Refer to MM CR-1 and MM CR-2.

MM TCR-1: The Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) shall be contacted, as detailed in Mitigation Measure CR-1, of any pre-contact cultural resources discovered during project construction activities, 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, 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 Proposed Project, should YSMN elect to place a monitor on-site.

Any and all archaeological/cultural documents created as a part of the Proposed Project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the County of San Bernardino for dissemination to YSMN.

Less than Significant with Mitigation

Therefore, no significant adverse impacts are identified or anticipated with the implementation of mitigation measures.

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:					
a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b)	Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c)	Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d)	Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

SUBSTANTIATION:

Countywide Plan

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

The Proposed Project includes the operation of a truck and car salvage storage facility which will include a modular office with restroom. The restroom would have water supplies via water well (Shard Water Well Agreement) and 500 gallon septic tank with a leach field for wastewater treatment. Solar energy would be used to supply electricity to the office. There are currently existing adequate source, storage, and distribution line capacities to continue

providing potable water to the Proposed Project to satisfy the domestic water service requirements. Stormwater would be captured via a stormwater retention basin on the northwest boundary of the Project Site. In addition the Proposed Project would not use any natural gas supply. Finally, the Proposed Project

would not require any service by Frontier Communications for telecommunication services. Therefore, the Proposed Project will not require the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

Water supply to the Project Site is required for a small modular office with a restroom using a private shared water well (Agreement in place). The closest public water supply is 1.8 miles away from Project Site in the City of Adelanto. There is sufficient water supplies available to serve the Proposed Project. Therefore, this impact would be less than significant and no mitigation measures are recommended.

Less Than Significant Impact

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

The Proposed Project includes a small modular office with restroom that would require the use of a septic tank with a leach field as a wastewater treatment system. Since the Project Site would not connect to an existing wastewater treatment facility, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

The Proposed Project includes the operation of a truck and car salvage storage facility. No auto dismantling activities would occur at the facility. The Proposed Project would only generate solid waste associated with office use. Solid waste collection service for the Proposed Project is provided by Burrtec Waste Industries, a private company under franchise agreement with the County of San Bernardino. According to the CalRecycle's estimates solid waste generation rates (CalRecycle 2023) for the office sector, the Proposed Project would generate at most, approximately 89.3 pounds per employee per day. All sanitary waste is taken to the Victorville Sanitary Landfill Site, located at 18600 Stoddard Well Road in Victorville, California. Its maximum permitted capacity is 56,044,792 Tons. It has a maximum permitted amount of 3,500 tons per day. As of June 30, 2021, it has a remaining capacity of 43,409,750 tons. Waste generated from the Proposed Project is not

expected to significantly impact solid waste collection or disposal systems. Therefore, this impact would be less than significant and no mitigation measures are recommended.

Less Than Significant Impact

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

The Proposed Project includes the operation of a truck and car salvage storage facility. No auto dismantling activities would occur at the facility. Burrtec is the franchise waste hauler for the general area. The purpose of AB 341 is to reduce GHG emissions by diverting commercial solid waste from landfills by recycling. It mandates businesses and public entities generating 4-cubic yards or more of trash to establish and maintain recycling services. The San Bernardino County Department of Public Works, Solid Waste Management Division reviews and approves all new construction projects which are required to submit a Construction and Demolition Solid Waste Management Plan (waste management plan). The Proposed Project includes the construction of a small modular office with a restroom. No other building structures would be on this Project Site.

The Proposed Project would not be required to prepare a Construction and Demolition Solid Waste Management Plan, as there is no construction demolition work required since the Proposed Project would only construct a small modular office. The Proposed Project would comply with all federal, state, and local statutes and regulations related to solid waste. Solid waste produced during any construction phase or operational phase of the Proposed Project would be disposed of in accordance with all applicable statutes and regulations. Therefore, this impact would be less than significant and no mitigation measures are recommended.

Less Than Significant Impact

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

<i>Issues</i>		<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
XX.	WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | ☐ | ☐ | ☐ | ☒ |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | ☐ | ☐ | ☒ | ☐ |

SUBSTANTIATION:

County of San Bernardino Countywide Plan; CAL FIRE VHFHSZ in LRA.

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

Access would be provided by a 26-foot-wide commercial driveway from Highway 395 and Calleja Road. The Project Site is approximately 75.5 miles south of Historic Route 66, Highway 395 is a designated evacuation route on the San Bernardino Countywide Plan Policy Map PP-2 Evacuation Routes. The Project Site is a truck and car salvage storage facility that supports the adjacent existing auto dismantling facility. Dismantling Facility. All parking for passenger vehicles and truck-trailers would be in the fenced perimeter of the site and would not block emergency access or interfere with the use of evacuation routes. During any construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. A secondary emergency access would be provided at 11200 Alden Road. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Operations at the site would not interfere with an adopted Emergency Response or Evacuation Plan. Therefore, this impact would be less than significant and no mitigation measures are required.

Less Than Significant Impact

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

The Project Site is flat and located at an elevation of approximately 2,786 to 2,777 feet above mean sea level with an elevation change from southeast boundary to northwest corner. The Project Site is not located in a Very High Fire Hazard Severity Zone. No wildlands occur within the vicinity. Due to the lack of wildfire fuel factors within the Project Site, the risk of wildfires is low. Therefore, this impact would be less than significant and no mitigation measures are required.

Less Than Significant Impact

- c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

The Proposed Project includes the operation of a truck and car salvage and storage facility. It does not include the installation or maintenance of associated infrastructure that would exacerbate fire risk. Implementation of the Proposed Project would reduce the risk of wildfires by eliminating ruderal grasses. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

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

The Project Site is flat and located at an elevation of approximately 2,786 to 2,777 feet above mean sea level with an elevation change from southeast boundary to northwest corner. The Project Site would not be subject to post-fire slope instability. The Project Site is not in a 100-Year FEMA flood zone, 100-year Department of Water Resources Awareness Zone, or a 500-year FEMA flood zone.¹³ Moreover, there are no dams, reservoirs, or large bodies of water near the Project Site. Therefore, the Proposed Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, this impact would be less than significant and no mitigation measures are required.

Less Than Significant Impact

¹³ San Bernardino Countywide Plan Draft EIR. Hydrology and Water Quality. Figure 5.9-2 "Flood Hazard Zones in the Valley and Mountain Regions."

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE:				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

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

Impacts on the environment are discussed throughout this Initial Study. Potentially significant impacts that would result from construction or implementation of the Proposed Project are discussed in Sections V, Cultural Resources, and XVIII, Tribal Cultural Resources. Implementation of the mitigation measure(s) in this IS would reduce these impacts to a less than significant level.

Sections IV and V address how the Proposed Project would affect biological or cultural resources. The Project Site does not contain any suitable habitat for any sensitive plant or wildlife species. In addition, due to the sensitivity for archaeological resources on the

Project Site, there is an increased risk of encountering buried archaeological resources during construction activities. Implementation of the mitigation measures CR-1 and CR-2 would reduce these impacts to a less than significant level.

There is no substantial evidence after significant impacts that the Proposed Project would (1) substantially degrade environmental quality; (2) substantially reduce fish or wildlife habitat or populations; (3) threaten to eliminate a plant or wildlife community; (4) substantially reduce the number or restrict the range of a rare, threatened, or endangered species; or (5) eliminate important examples of the major periods of California history or prehistory.

Less than Significant with Mitigation

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

In addition to project-specific impacts, this evaluation considered the Proposed Project's potential to contribute to cumulative impacts. While the Proposed Project could result in minor impacts which inherently contribute to cumulative impacts in some instances, the Proposed Project would not result in a substantial contribution to any significant cumulative impacts on the Project Site or region (e.g., air quality, GHG emissions, groundwater sustainability, transportation). Therefore, while the Proposed Project would contribute to a cumulative impact, the contribution would not be considerable. The impact would be less than significant overall, and no mitigation would be required.

Less Than Significant Impact

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

In the evaluation of environmental impacts in this IS, the potential for adverse direct or indirect impacts on human beings were considered in the responses to specific questions in Sections I through XX. The incorporation of design measures, County of San Bernardino policies, standards, and guidelines and proposed mitigation measures as identified within this Initial Study would ensure that the Proposed Project would have less than significant impact effects on human beings, either directly or indirectly on an individual or cumulative basis.

Less Than Significant Impact

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

TABLE OF APPENDIX

Appendix A. CalEEMod Outputs

Appendix B. Biological Report Phase I Habitat Assessment Study
Revision Date: March 11, 2026

Appendix C. Cultural Resources Investigation
Cultural Resources Historical/Archaeological Survey Report
Revision Date: March 12, 2026

Appendix D. LKQ Adelanto Geology, Soils, and Geotechnical Reports
Revision Date: January 23, 2016

Appendix E. Phase I Site Assessment, June 2017

Appendix F1. Industrial Activities Stormwater Pollution Prevention Plan
Updated Date: June 24, 2024.

Appendix F2. Drainage Report for LKQ Adelanto Project
Revision Date: September 26, 2024

Appendix G. Noise Study Report
Revision Date: February 28, 2026

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Appendix A. CalEEMod Outputs

Appendix B. Biological Report Phase I Habitat Assessment Study

Appendix C. Cultural Resources Historical/Archaeological Survey Report

Appendix D. LKQ Adelanto Geology, Soils, and Geotechnical Reports

Appendix E. Phase I Site Assessment

Appendix F1. Industrial Activities Stormwater Pollution Prevention Plan

Appendix F2. Drainage Report for LKQ Adelanto Project

Appendix G. Noise Model Data