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

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

PROJECT LABEL:

APN:	3105-191-11	***USGS Quad:***	Victorville 7.5-minute USGS Quad
Applicant:	San Bernardino County, Project and Facilities Management Dept. 620 South E Street San Bernardino, CA 92415	***T, R, Section:***	**Township 5 North, Range 5 West, Section 23**
Location	13333 Palmdale Road, Victorville, CA	***Thomas Bros***	Page 4,385; Grid F2; San Bernardino County (2023)
Project No:	10.10.1685	***Community Plan:***	N/A
Rep	Bohra Kim	***LUZD:***	Single Family Residential (R-1)
Proposal:	N/A	***Overlays:***	Biotic – Burrowing Owl, Desert Tortoise – Sparse Population, Mohave Ground Squirrel

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Project and Facilities Management Department
385 N. Arrowhead Avenue, 3rd Floor
San Bernardino, CA 92415

Contact person: Bohra Kim
Phone No: (909) 387-5000 ***Fax No:*** N/A
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Project Sponsor Bohra Kim, Project Manager III
County of San Bernardino
Project and Facilities Management Department
620 South E Street
San Bernardino, CA 92415

PROJECT DESCRIPTION:

Summary

The Project Site is comprised of one (1) parcel, Accessor Parcel Numbers (APN) 3105-191-11. The total acreage for the site is 29.47 acres located in the City of Victorville on a parcel owned by San Bernardino County (Figure 1 – Project Vicinity). The Project Site is located at 13333 Palmdale Road in the City of Victorville southeast of the intersection of Palmdale Road and Cobalt Road

(Figure 2 – Project Site). The Proponent of the Project and Lead Agency is San Bernardino County. The Project Site is within the City of Victorville General Plan with the development code of Low Density Residential and is currently designated with the zoning of Single Family Residential (R-1).

The proposed Project is the improvement and expansion of the St. John of God Health Care Services center into the San Bernardino County Behavioral Health Comprehensive Treatment Campus. The County intends to develop this site with new treatment facilities and transitional housing for individuals in recovery under the Behavioral Health Continuum Infrastructure Program (BHCIP) and Community Care Expansion (CCE) program. The Project includes one 36-bed Adult Residential Treatment Facility; one 24-bed Adult Withdrawal Management building; one Outpatient building (contains three group rooms, offices, nurses station, examination room, commercial kitchen and reception); two Adolescent Residential and Psychiatric Residential Treatment Facilities (contains 32 beds, restroom facilities, staff offices, group rooms, therapy rooms, psychiatrist office, exam room, medicine room, nurse station, dining room, living/game room, conference rooms, and family visiting room); and one Wellness Center containing a full-size basketball court, commercial kitchen, group room, arts and crafts room, multipurpose room and offices. Additionally, the CCE facilities will provide 52 beds in one Recovery Residences Building. This Project would develop the Project Site with an additional 144 additional beds.

Additionally, new gates and perimeter fencing will be installed, along with a new access road off Cobalt Road. Landscaping will also be added throughout the campus. Parking will consist of the reconfiguration of the existing lot with 33 stalls and adding an additional 160 new stalls. Ingress and egress to the Project Site will be via Cobalt Road through two driveways: the northern driveway will be the primary entrance and exit, while the southern driveway will serve as a secondary access for emergency services only. Currently, the Project Site has an ingress and egress point on Palmdale Road, located to the north and crossing property not owned by the County. During construction, a temporary access road will be established to facilitate entry and exit until the permanent driveways are completed. The ingress and egress point on Palmdale Road will be discontinued.

Surrounding Land Uses and Setting

The Project Site is within the jurisdiction of the City of Victorville on property owned and operated by San Bernardino County. As shown on the City of Victorville Zoning map, the Project Site is within the City of Victorville General Plan with the development code of Low Density Residential and is currently designated with the zoning Single Family Residential (R-1). The Project Site is located southeast of the intersection of Palmdale Road and Cobalt Road at 13333 Palmdale Road in the City of Victorville: Accessor Parcel Number 3105-191-11. The Project Site is generally depicted in the southwestern portion of the Victorville Quadrangle United States Geological Survey's (USGS) 7.5-minute topographic map. The following table lists the existing adjacent land uses and zoning.

Table 1. Existing Land Use and Land Use Zoning Districts

Location	Existing Land Use	Land Use Zoning District
Project Site	Health Care Center / Residential	Single Family Residential, City of Victorville
North	Vacant and Flowers Bakery Outlet	Commercial, City of Victorville
South	Larrea Middle School and Undeveloped	Single Family Residential, City of Victorville
East	Undeveloped	Commercial and Single Family Residential, City of Victorville
West	Silverado High School	Public Institutional, City of Victorville

The Project Site is within the City of Victorville General Plan with the development code of Low Density Residential and is currently designated with the zoning Single Family Residential (R-1) (Figure 3 – Land Use and Zoning). The R-1 zoning district is intended to protect established neighborhoods of single-family dwellings and to provide space for suitable locations for additional developments of this kind, with appropriate community facilities. R-1 districts may be divided into several density categories, and the suffix number shall indicate a minimum lot area in each density class. Single-family residential districts are intended to correlate with the low-density residential designation expressed by the general plan which allows up to five dwelling units per gross residential acre.

The development of the proposed Project is not constrained by the restrictions set forth in the applicable zoning and general plan regulations for the City of Victorville. Since the County possesses ownership of the land, they may exercise plenary authority over entitlements and permitting. Additionally, the County's land use authority is bolstered by the Behavioral Health Continuum Infrastructure Program (BHCIP) authorizing legislation (California Welfare & Institutions Code, § 5960.3 (a)), which specifies that a project funded by BHCIP grants “shall be deemed consistent and in conformity with any applicable local plan, standard, or requirement, and allowed as a permitted use, within the zone in which the structure is located, and shall not be subject to a conditional use permit, discretionary permit, or to any other discretionary reviews or approvals.”

Statement of Objectives

The expansion of the St. John of God Health Care Services center into the San Bernardino County Department of Behavioral Health Comprehensive Treatment Campus will greatly enhance access to substance use disorder treatment and recovery care for both the community and individuals in poverty. Currently, this facility is the only provider of such specialized treatment in the High Desert region. Expanding the facility is essential to ensure these vital services continue without interruption and to protect the well-being of residents. The Project will increase bed capacity in a high-need area where one-third of all substance use disorder clients in treatment come from the High Desert. Importantly, while the facility will address regional needs, it will also serve all beneficiaries across San Bernardino County, with an estimated capacity to assist 1,052 individuals annually. This expansion will strengthen the facility’s ability to meet the growing demand for effective treatment and support, thereby enhancing community health and stability. The San Bernardino County Department of Behavioral Health Comprehensive Treatment Campus will prioritize serving two targeted populations: adolescents aged 12-17 including youth in foster care, and adult-aged individuals including justice-involved persons and individuals who are homeless or at risk of homeless. More specifically, Department of Behavioral Health is

concentrating its efforts on youth who received intensive home-based or community-based services but were not sufficient in meeting all their behavioral health needs. Department of Behavioral Health has extensive experience working with children and youth who are experiencing severe mental illness and substance use disorder, as well as behavioral health crises.

As for the adult targeted population, Department of Behavioral Health has assisted adults through substance use disorder treatment by providing a safe and stable living environment in order to develop and demonstrate sufficient recovery skills, so they do not relapse or continue to use in imminently dangerous situations upon transfer to a less intensive level of care. Adult residential substance use disorder beds will serve individuals who require a moderate withdrawal and can safely be managed at this level of care. These individuals may require withdrawal management from opioids, stimulants, or alcohol in a setting in which medical protocols are in place to determine when a transfer to a medically monitored facility or acute care hospital is necessary.

In the FY 2021-2022, 5,187 unduplicated consumers were served in Department of Behavioral Health's substance use disorder continuum of care and received multiple services, accounting for 9,236 episodes of substance use disorder services throughout the year. Of these unduplicated consumers, 1,674 (32%) were from the High Desert region, wherein the Project Site is located.

Project Site Location, Existing Site Land Uses and Conditions

The Project Site is located at 13333 Palmdale Road, Victorville, California. The current land use is transitional housing with an addiction treatment center. The facility currently has 66 treatment and recovery beds and an additional 16 beds to house children of patients (De la Cruz, 2023). There are between 28 to 32 clients living on site at a given time. The existing treatment facility consists of six buildings for the drug and alcohol rehabilitation facility and daycare center, asphalt-paved parking areas (33 stalls), a swimming pool, a concrete-paved recreation area, and utilities. The 6 single-story concrete block buildings total approximately 24,550 square feet. The site is currently occupied by St. John of God Drug and Alcohol Rehabilitation Facility and Alpha Tots Daycare, and operations consist of general building and facility maintenance, including landscaping, painting, plumbing, and basic repairs. The Project Site is relatively flat with an elevation of approximately 3,104 feet above sea level.

Site Development

The Project consists of the improvement and expansion of the St. John of God Health Care Services center into the San Bernardino County Behavioral Health Comprehensive Treatment Campus. The County intends to develop this site with new treatment facilities and transitional housing for individuals in recovery under the Behavioral Health Continuum Infrastructure Program (BHCIP) and Community Care Expansion (CCE) program. BHCIP facilities being developed include an Adult Substance Use Disorder (SUD) Residential Treatment Facility building, Adult Withdrawal Management Building, Adolescent SUD Residential Treatment Facility building, Adolescent Psychiatric Residential Treatment Facility (PRTF), Wellness Center, and Outpatient Facility. CCE facilities include Recovery Residences. The BHCIP Facilities will have a total of 92 beds, allocated as follows: 36 beds in the Adult SUD Residential Treatment Building, 24 beds in the Adult Withdrawal Management building, 16 beds in the Adolescent SUD Residential Treatment Building, and 16 beds in the Adolescent Psychiatric Residential Treatment Facility. Additionally, the CCE Recovery Residences will provide 52 beds. This brings the total number of beds included in the expansion to 144. Additionally, new gates and perimeter fencing will be

installed, along with a new access road off Cobalt Road. Landscaping will also be added throughout the campus.

During construction, the existing treatment campus will remain operational and will only undergo minor interior improvements. The expansion of the campus will take place to the west of the existing treatment campus. Grading will consist of disturbing approximately 13 acres. The vacant land to the north and east of the planned expansion will remain as open space until additional funding is acquired, and future needs are assessed.

Buildings and Facilities

The following new buildings and facilities are to be constructed:

- Adult Substance Use Disorder Residential Treatment Facility building approximately 10,963 square feet with 36 beds
- Adult Withdrawal Management building approximately 8,535 square feet with 24 beds
- Adolescent Substance Use Disorder Residential Treatment Facility building approximately 11,156 square feet with 16 beds
- Adolescent Psychiatric Residential Treatment Facility approximately 14,350 square feet with 16 beds
- Wellness Center approximately 11,675 square feet
- Outpatient Facility approximately 6,894 square feet
- Adult Recovery Residences approximately 10,478 square feet with 52 beds
- The seven buildings would total approximately 76,000 square feet. Overall, the proposed Project would develop the Project Site with an additional 144 additional beds.

Operational Characteristics

The operation of the San Bernardino County Behavioral Health Comprehensive Treatment Campus will be open and staffed 24/7 with shift changes for employees only. The resident intake hours will be normal business hours. The operator of the campus will be available in the administration building. All deliveries to the cafeteria, such as food and supplies, as well as trash pick-up will be through 1-way directional traffic entering and exiting from the main entrance gate on Cobalt Road. Facilities will be managed by a third party.

Parking and Circulation

For traffic and parking assumptions, there will be approximately 160 new stalls split between the Adult Campus in the western portion of the site and the Adolescent Campus in the southern portion of the site, eight of which will be handicapped and van accessible. The existing treatment center in the northwest of the campus has 33 stalls which will be reconfigured. The ingress and egress to the Project Site will be from Cobalt Road through two driveways: the northern driveway will be the primary entrance and exit, while the southern driveway will serve as emergency access only. Currently, the Project Site has an ingress and egress point on Palmdale Road, located to the north and crossing property not owned by the County. During construction, a temporary access road will be established in the northwest portion of the Project Site on Cobalt Road to facilitate entry and exit until the permanent driveways are complete as part of this development.

During construction, vehicles will use a laydown yard in the vacant undeveloped area in the northwest portion of the Project Site. The construction vehicles will enter and exit from a temporary access road off Cobalt Road.

Construction

The expansion and construction of the San Bernardino County Behavioral Health Comprehensive Treatment Campus is expected to begin November 2025. Operations of the new facility are anticipated to begin on April 30, 2027. Construction will follow San Bernardino County guidelines regarding noise and time of construction.

Utilities

- Water – City of Victorville Water District
- Wastewater – Victor Valley Wastewater Reclamation Authority
- Electric Power – Southern California Edison
- Natural Gas – Southwest Gas
- Telecommunication – Frontier

Landscaping

The current vegetation on site is primarily creosote bush – white bursage scrub community throughout the site comprising 22.40 acres of the study area. The proposed Project would develop approximately 13.0 acres of the site, allowing for the surrounding vegetation to stay intact. Western Joshua trees are present on site and will be incorporated into the landscaping and left undisturbed on site. A 50-ft no work buffer as well as avoidance and minimization measures as outlined by the California Department of Fish and Wildlife will be implemented to protect the Western Joshua trees in place. Landscaping will emphasize a connection with nature and include a plant palette of high-desert appropriate trees and shrubs that focus on blending in with the surrounding native vegetation and includes natural features such as decorative bioswales and mounded planting areas through the Project Site. Seasonal plantings and wildlife-attracting species will be arranged throughout the outdoor spaces with denser plantings near buildings that gradually transition into the natural landscape.

Land Use

The Project Site is within the City of Victorville General Plan with the development code of Low Density Residential and is currently designated with the zoning Single Family Residential (R-1). The R-1 zoning district is intended to protect established neighborhoods of single-family dwellings and to provide space for suitable locations for additional developments of this kind, with appropriate community facilities. R-1 districts may be divided into several density categories, and the suffix number shall indicate a minimum lot area in each density class. Single-family residential districts are intended to correlate with the low-density residential designation expressed by the general plan which allows up to five dwelling units per gross residential acre.

The development of the proposed Project is not constrained by the restrictions set forth in the applicable zoning and general plan regulations for the City of Victorville. Since the County possesses ownership of the land, they may exercise plenary authority over entitlements and permitting. Additionally, the County's land use authority is bolstered by the Behavioral Health Continuum Infrastructure Program (BHCIP) authorizing legislation (California Welfare &

Institutions Code, § 5960.3 (a)), which specifies that a project funded by BHCIP grants “shall be deemed consistent and in conformity with any applicable local plan, standard, or requirement, and allowed as a permitted use, within the zone in which the structure is located, and shall not be subject to a conditional use permit, discretionary permit, or to any other discretionary reviews or approvals.”

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

Federal: None
State of California: None
County of San Bernardino: Land Use Services Department-Building and Safety, Public Health-Environmental Health Services, and Public Works
Regional: Mojave Desert Air Quality Management District
Local: City of Victorville - Traffic

Site Photographs

Photo 1: View of existing buildings within central portion of Project Area.

Photo 2: View of access road in central portion of Project Area.

Photo 3: View along the western boundary of Project Area.

Photo 4: View from the southwestern corner of Project Area.

Photo 5: An additional view from the southwestern corner of Project Area.

Photo 6: View along the southern boundary of the Project Area.

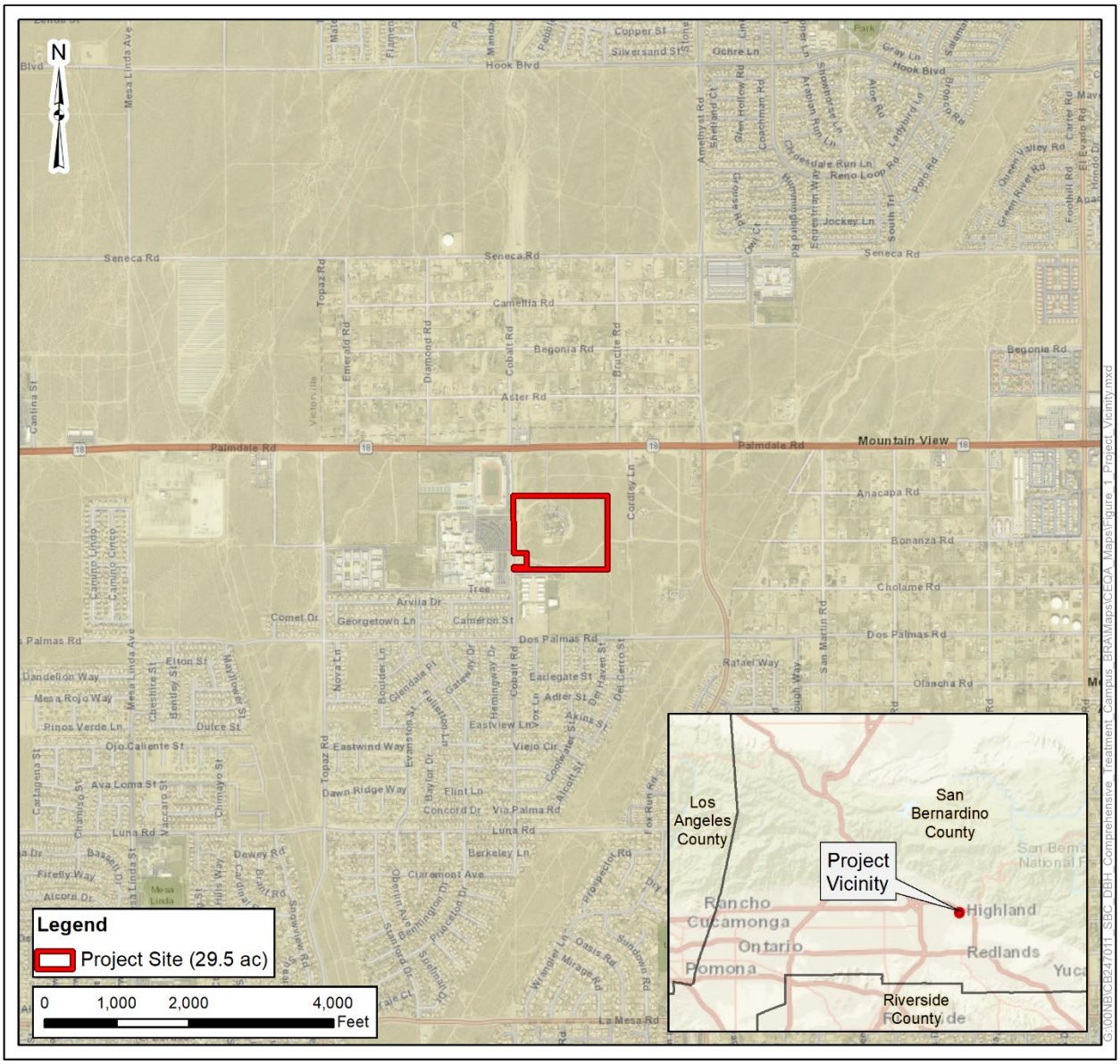

Figure 1. Project Vicinity

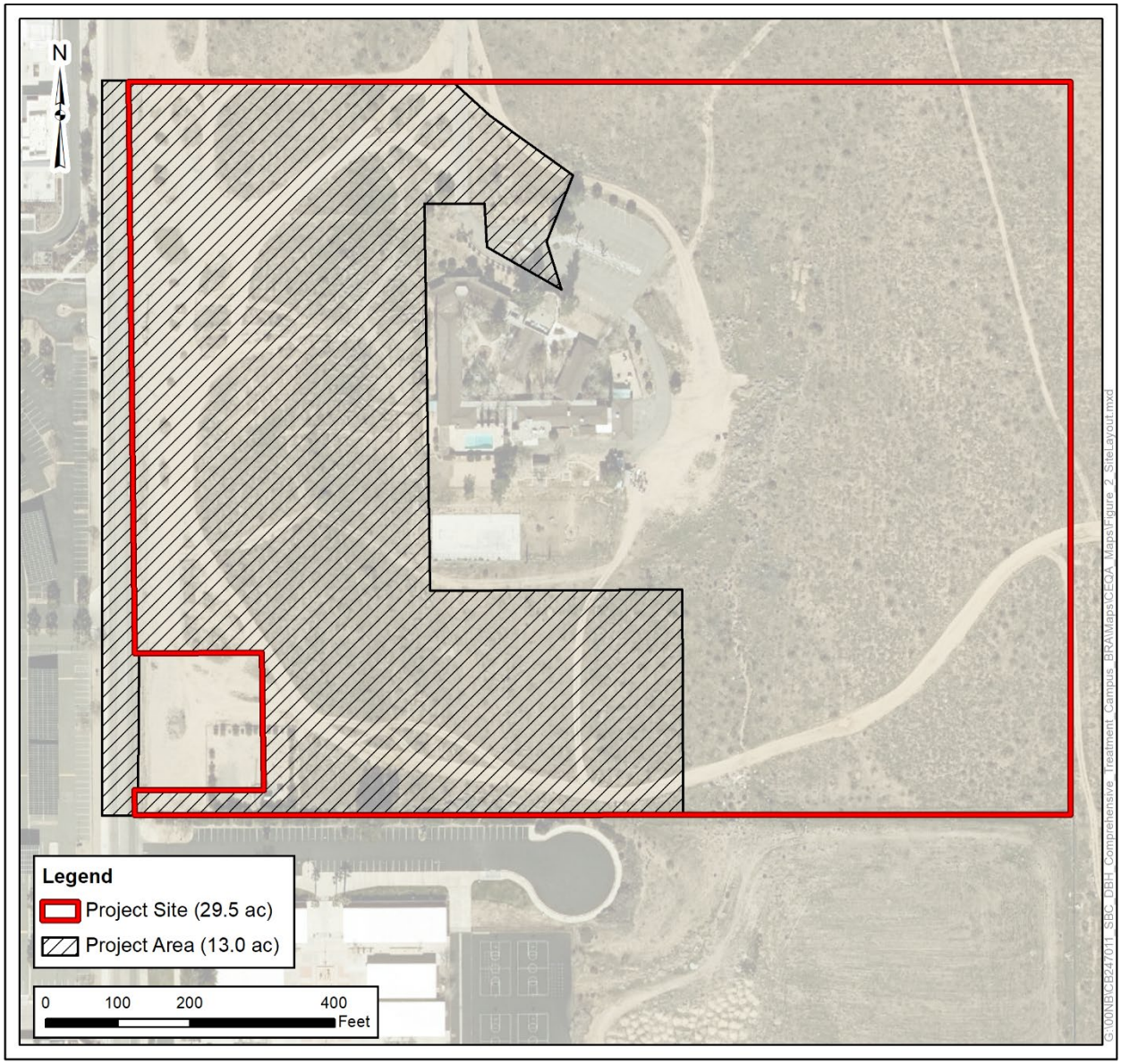

Figure 2. Project Site

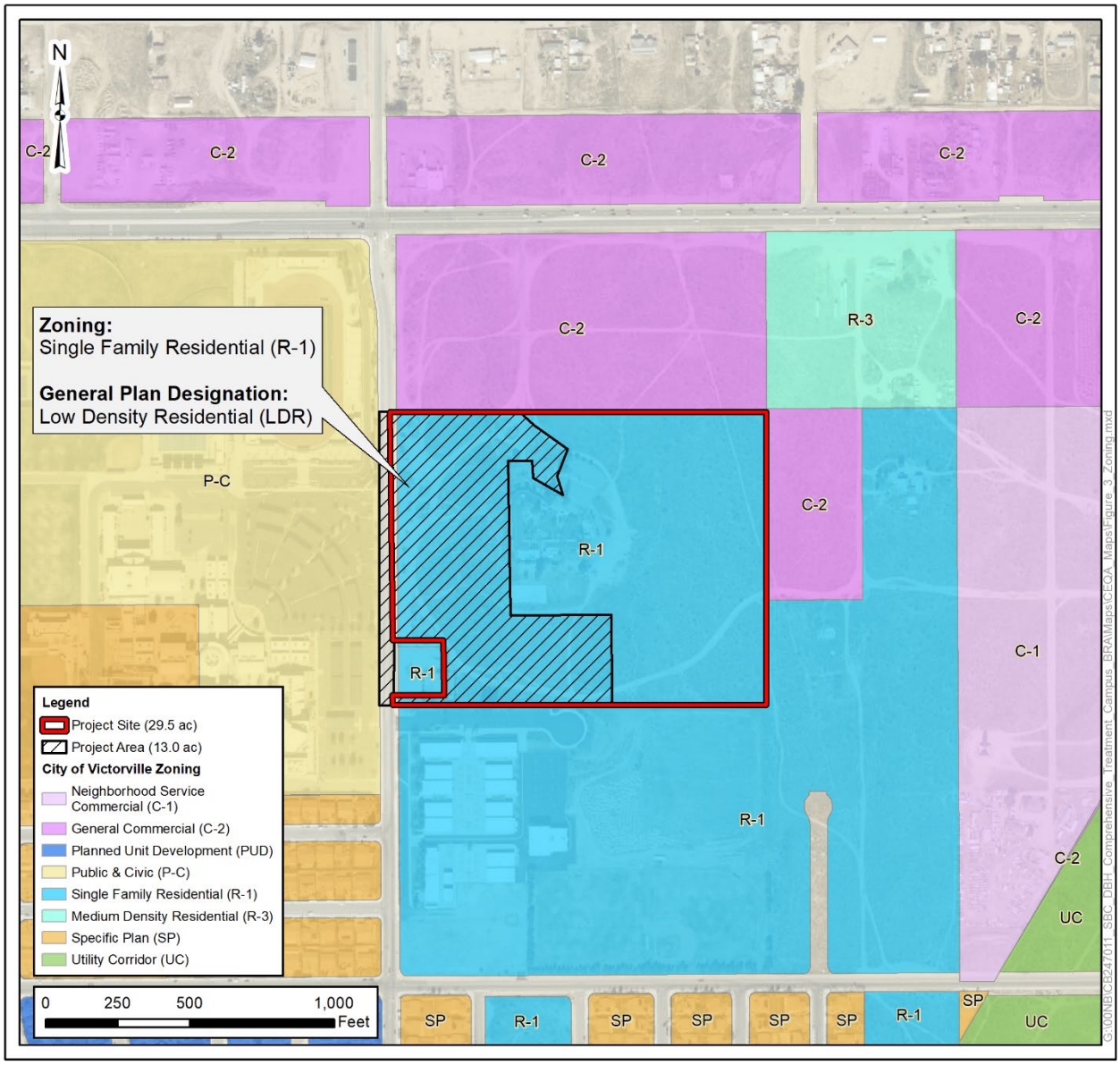

Figure 3. Land Use and Zoning

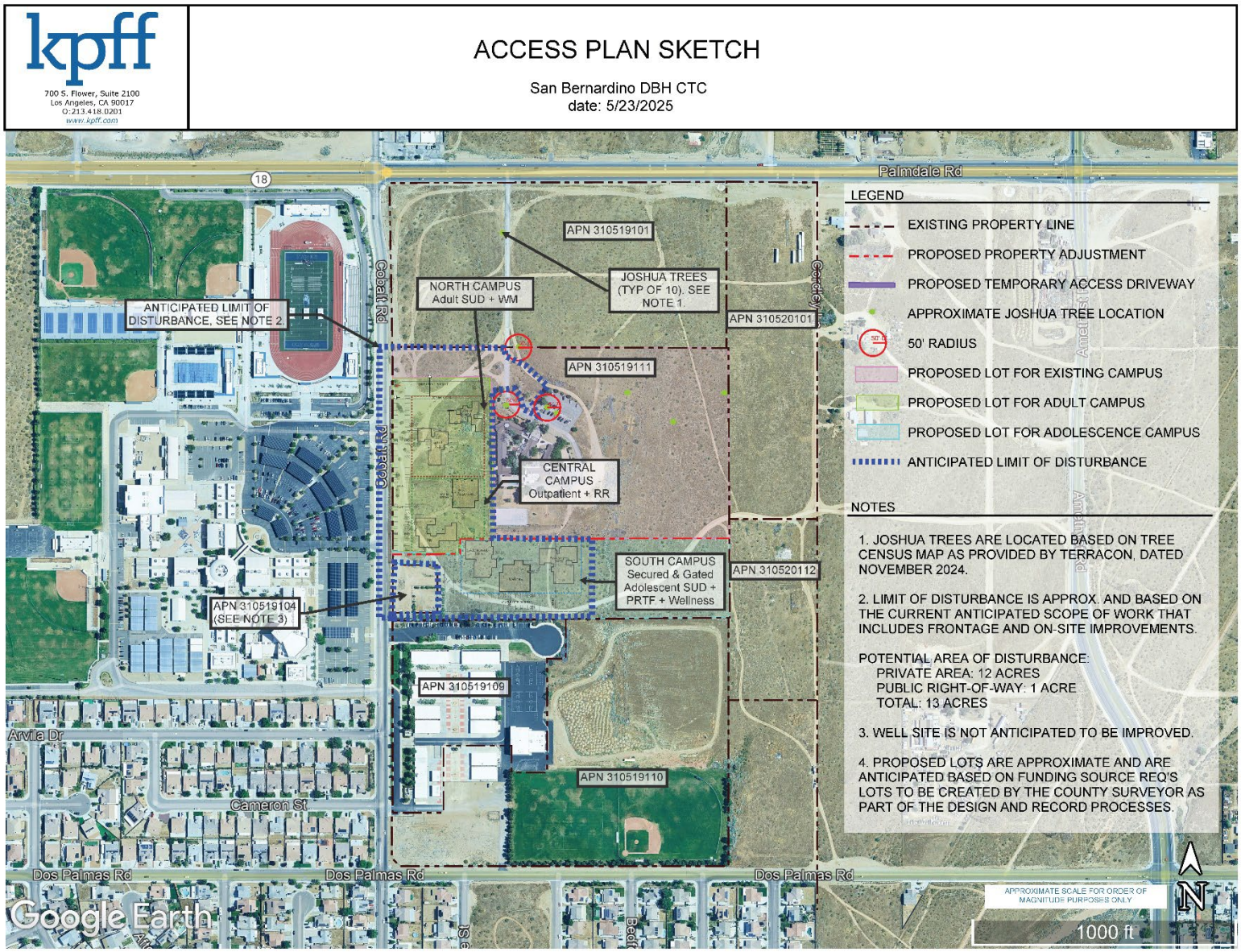

Figure 4. Access Plan Sketch

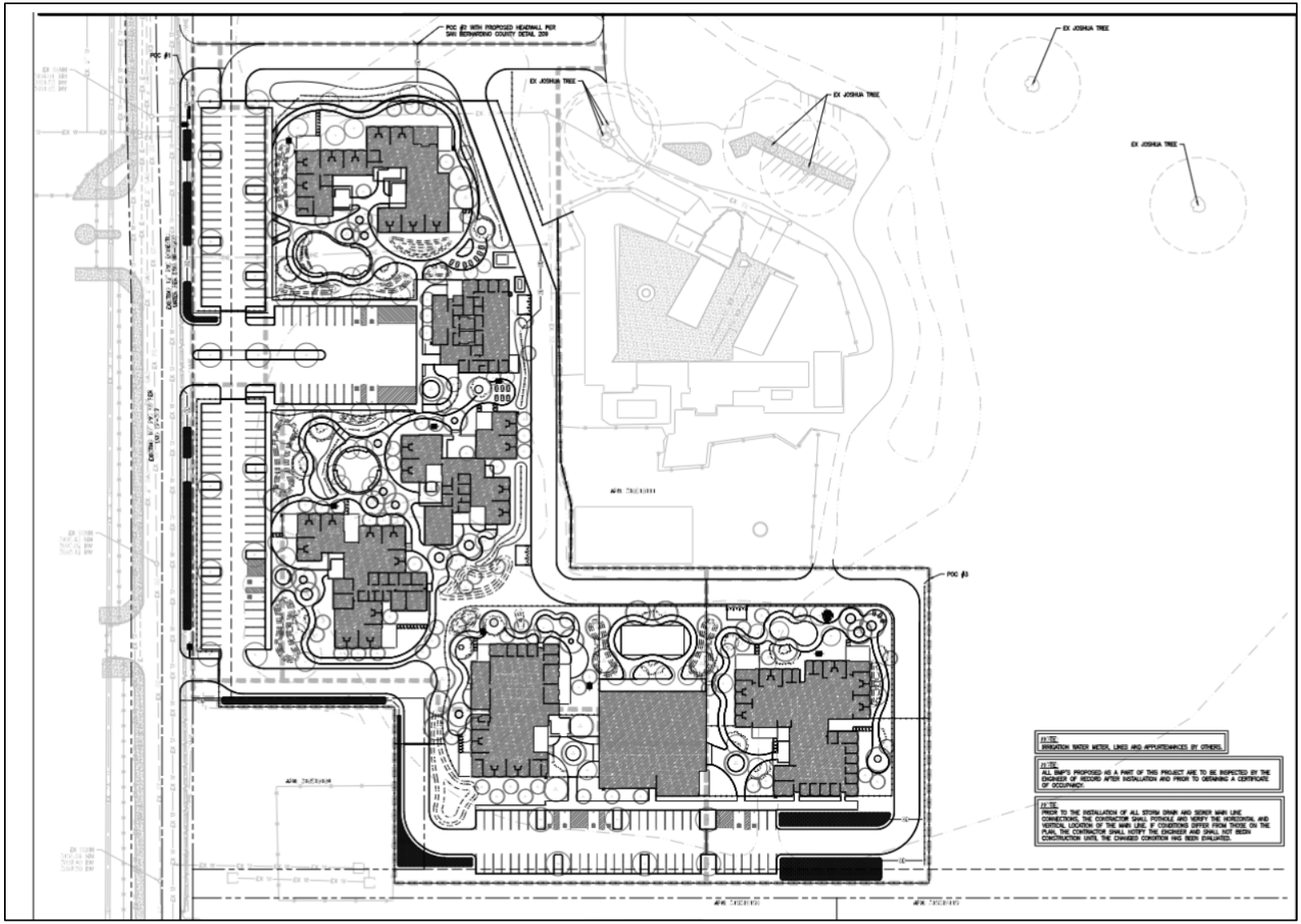

Figure 5. Overall Site Plan

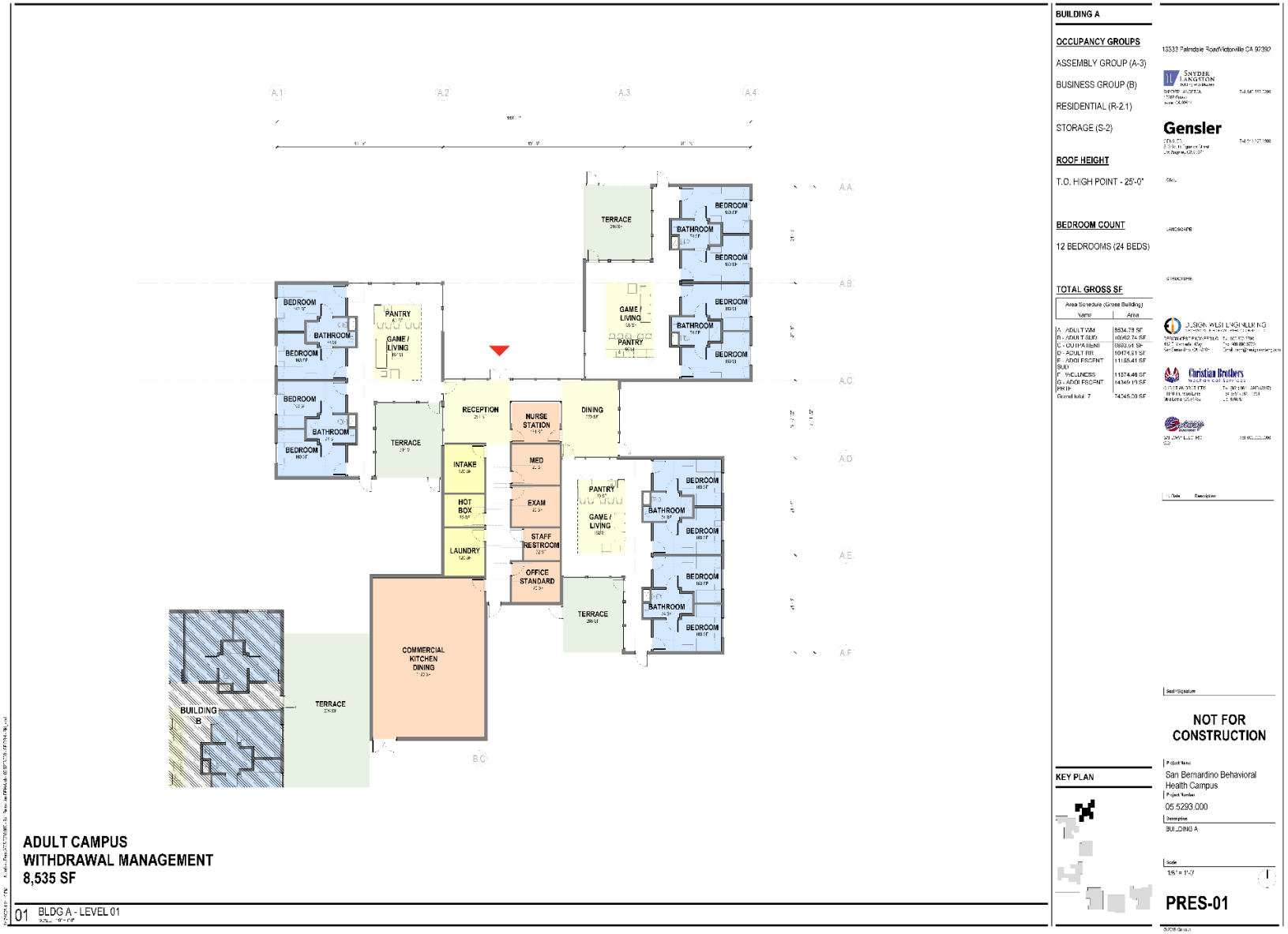

Figure 6. Withdrawal Management (Building A)

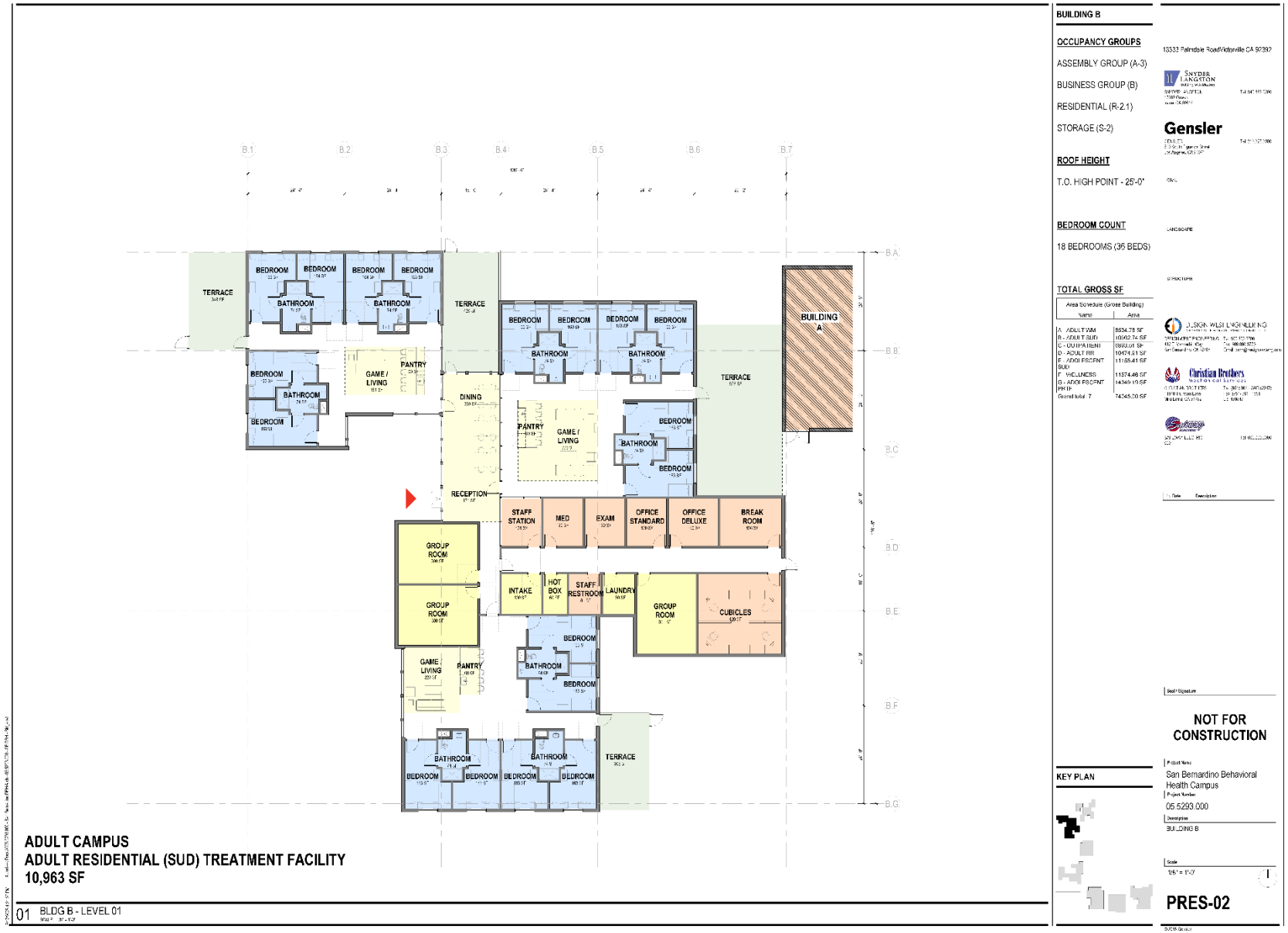

Figure 7. Adult SUD Treatment Facility (Building B)

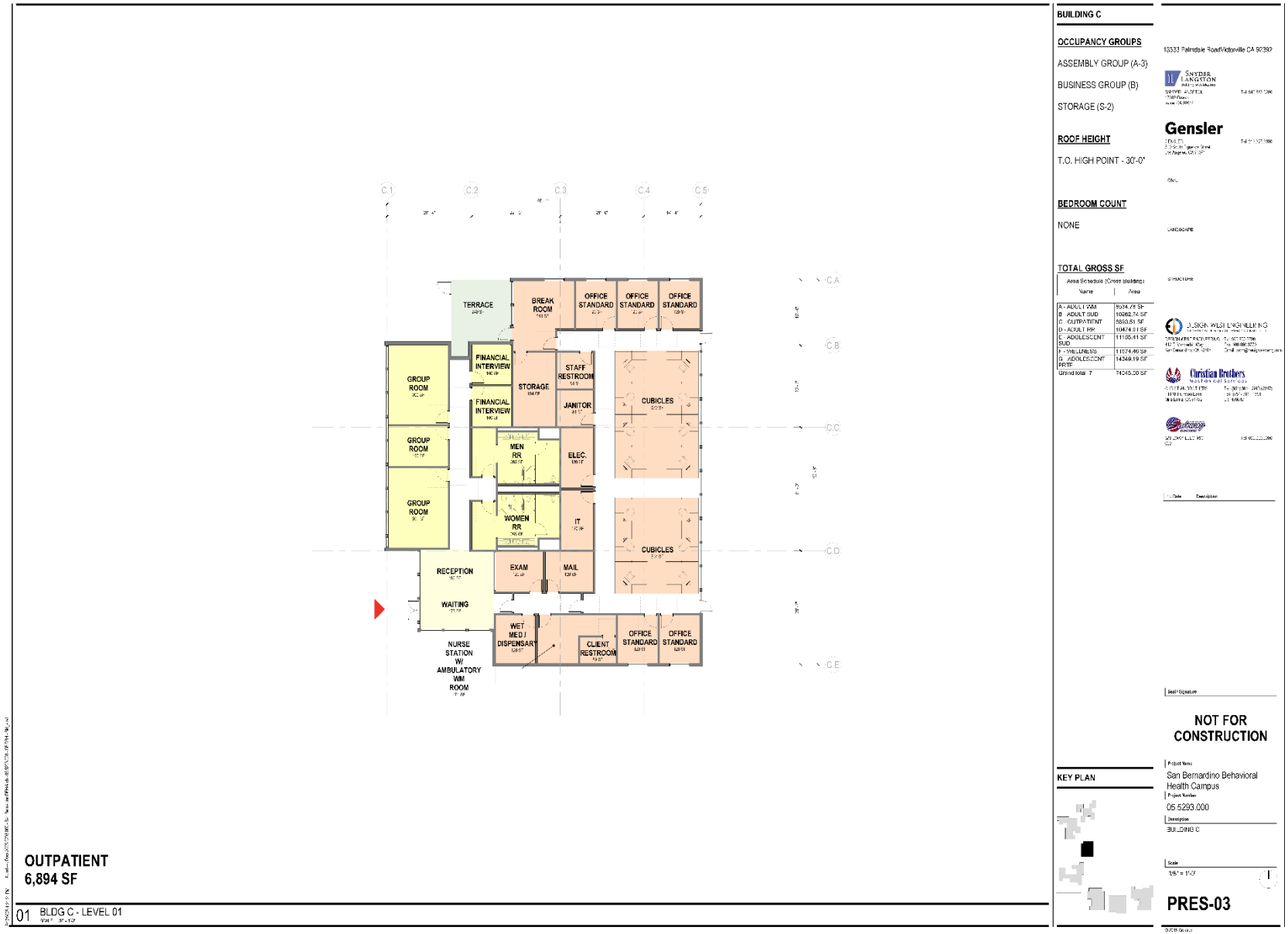

Figure 8. Outpatient (Building C)

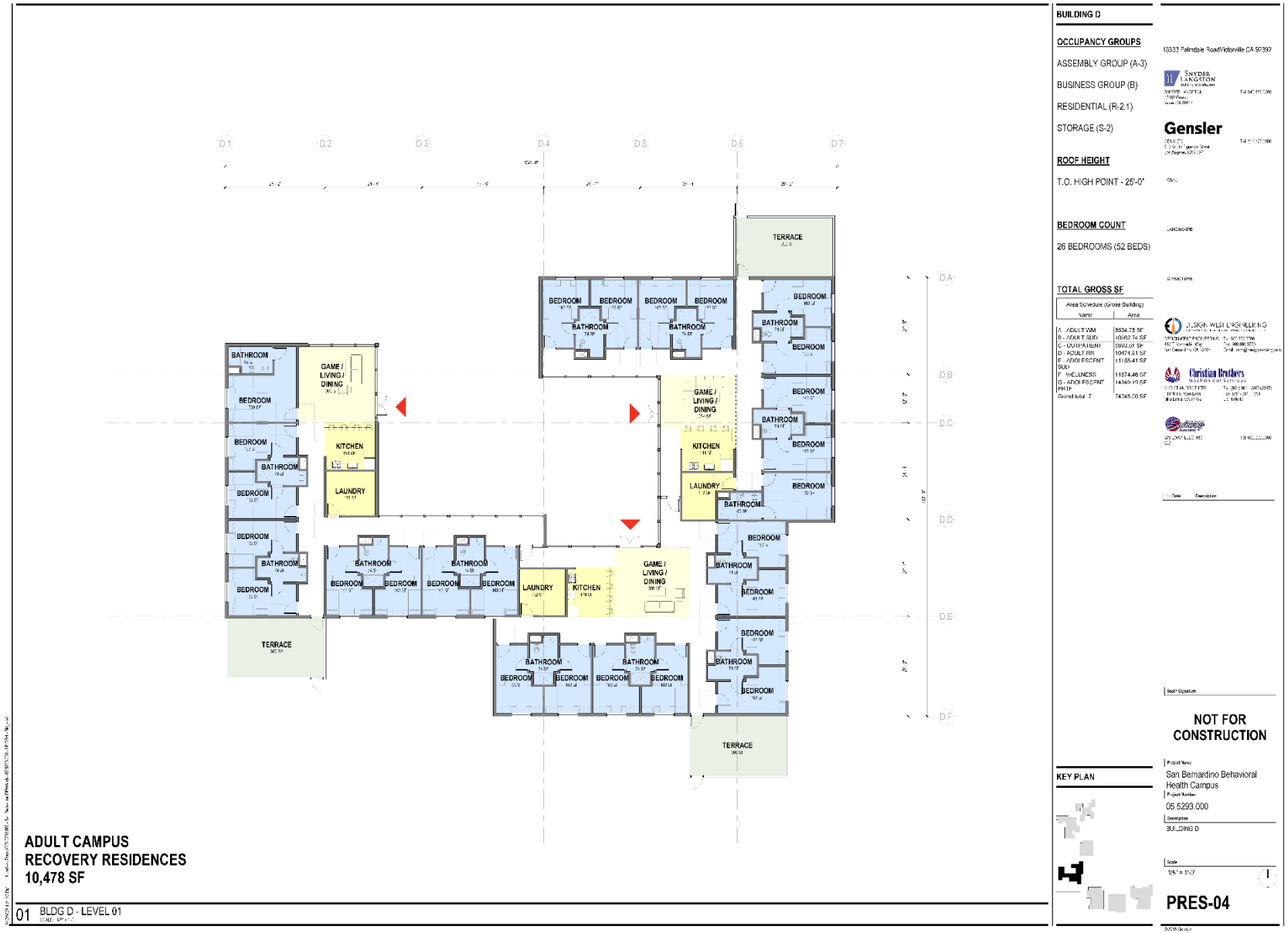

Figure 9. Adult Campus (Building D)

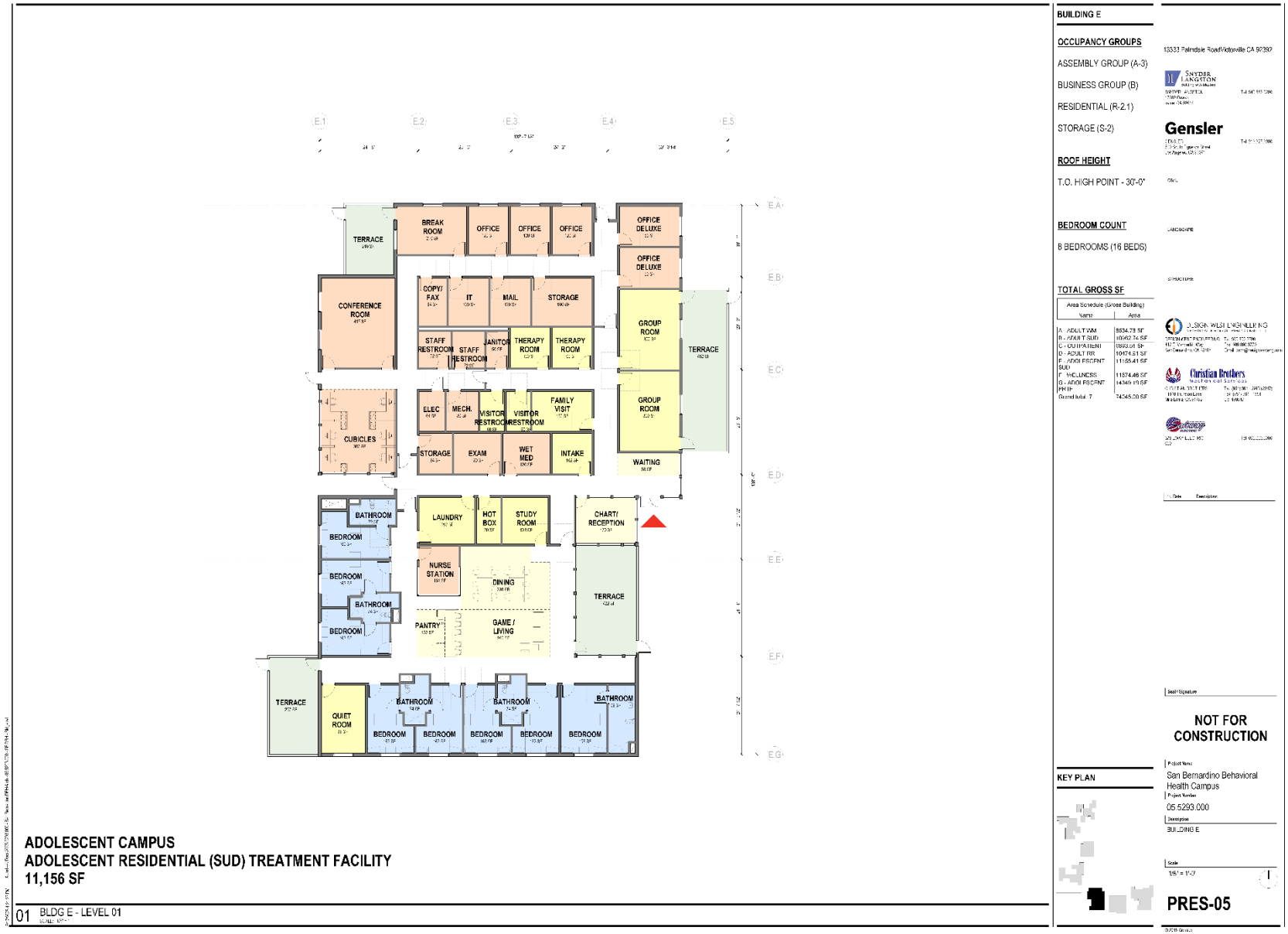

Figure 10. Adolescent Campus (Building E)

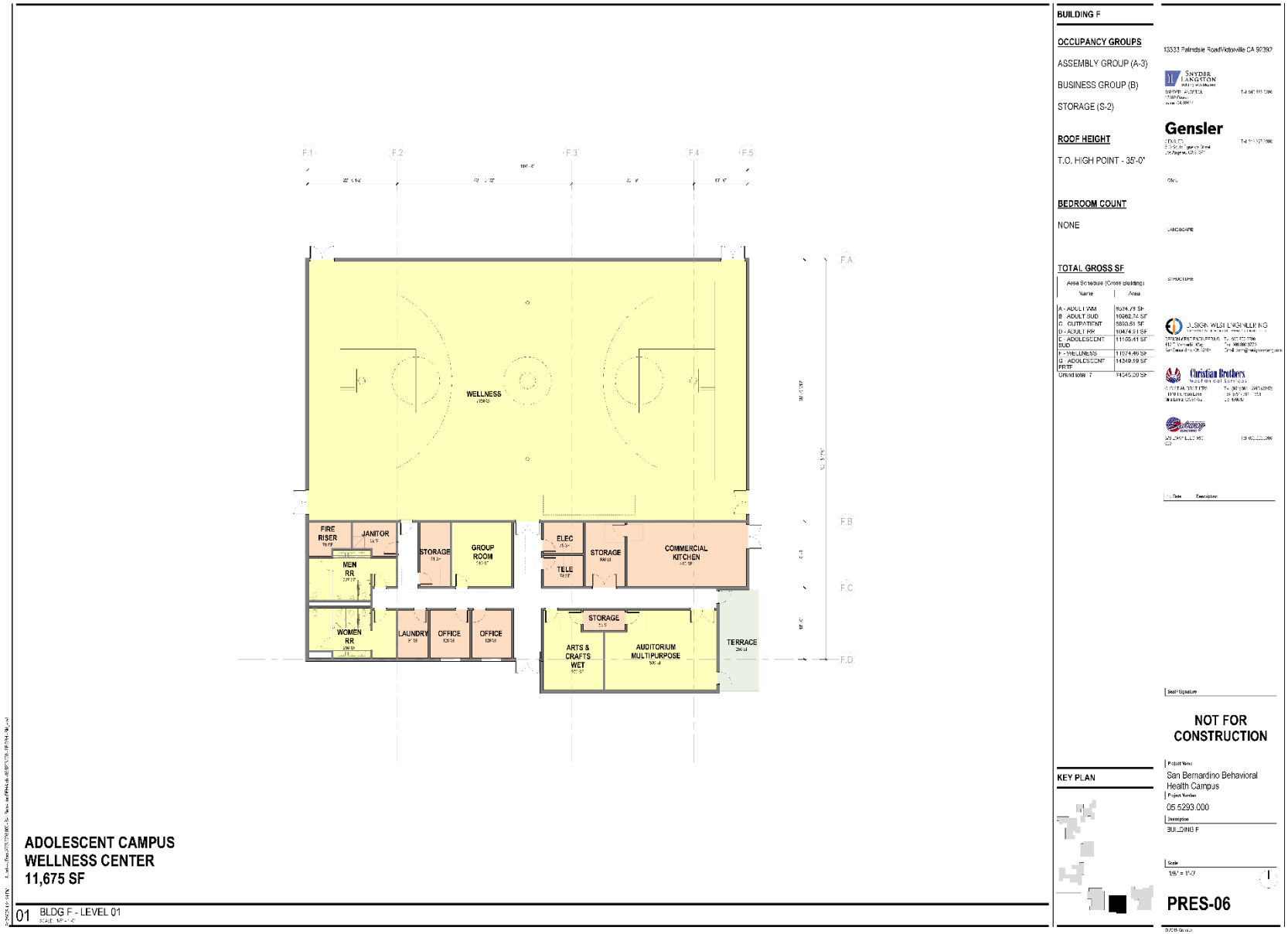

Figure 11. Adolescent Campus (Building F)

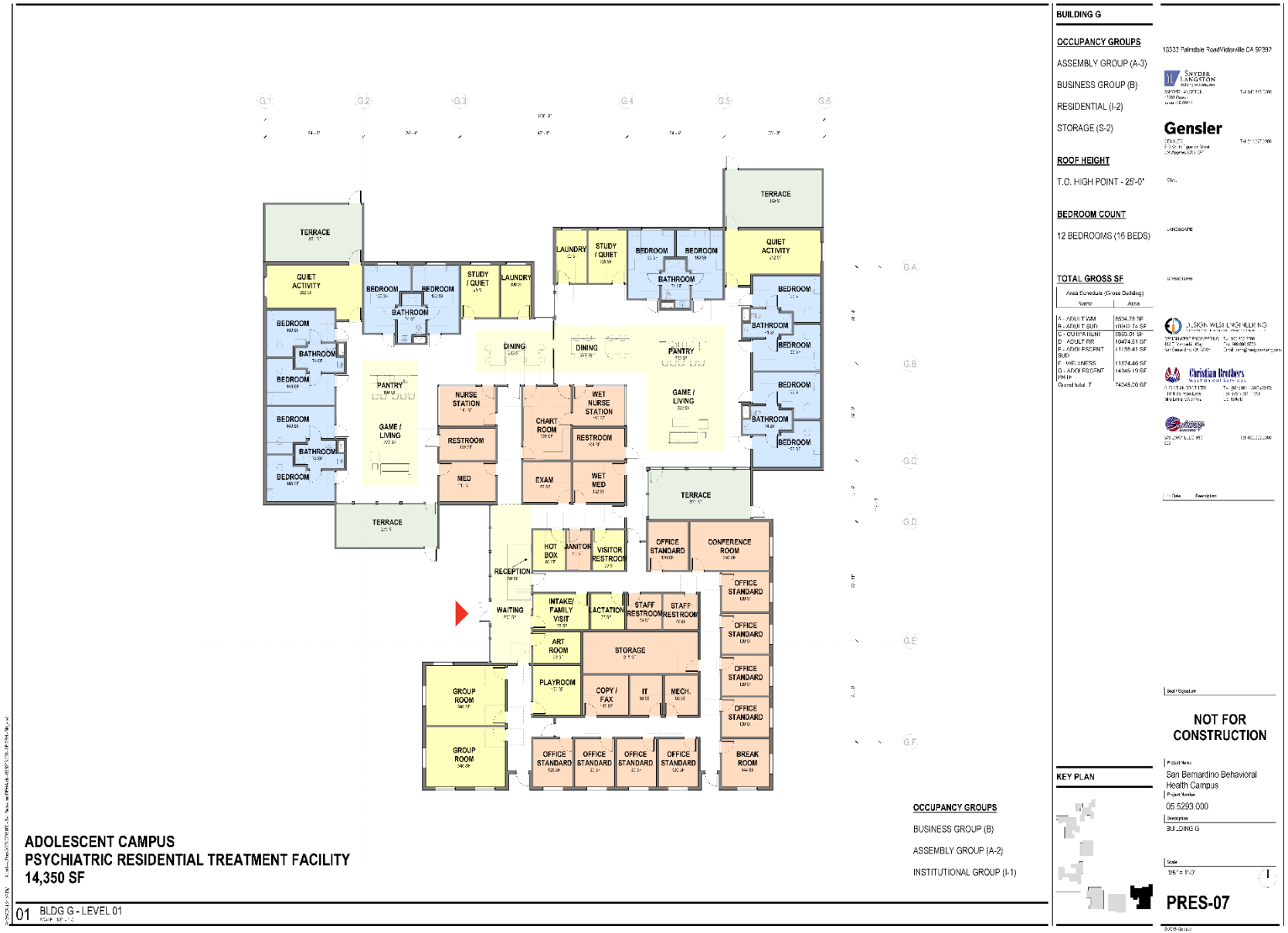

Figure 12. Adolescent Campus (Building G)

CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES
On June 11, 2025, the County of San Bernardino sent AB 52 notification letters to the following Native American tribal representatives:

- Chemehuevi Indian Tribe
- Morongo Band of Mission Indians
- Native American Heritage Commission
- San Manuel Band of Mission Indians
- Soboba Band of Luiseno Indians
- Twenty-Nine Palms Band of Mission Indians

The 30-day AB 52 notification period ended on July 11, 2025, and Yuhaaviatam of San Manuel Nation and Twenty-Nine Palms Band of Mission Indians acknowledged and responded to the notification letters. Correspondence has been completed with Twenty-Nine Palms Band of Mission Indians, while correspondence with and Yuhaaviatam of San Manuel Nation is on-going. No additional responses have been received.

EVALUATION FORMAT

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

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. **No Impact**: No impacts are identified or anticipated and no mitigation measures are required.
2. **Less than Significant Impact**: No significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. **Less than Significant Impact with Mitigation Incorporated**: Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are

required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures)

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

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

☐	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION 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: (prepared by Name , Planner) Date

_____ _____
Signature:(Name , 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):*
Countywide Plan; Submitted Project Materials

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

No Impact. The Project Site is located within the City of Victorville, occupying parcels under the ownership of San Bernardino County. Currently, the site provides outpatient behavioral healthcare, and drug and alcohol rehabilitation services. The proposed Project is an expansion of the current facility, St. John of God, and the existing infrastructure would not be impacted by the proposed Project.

The existing six-building complex is centrally located on the Project Site. The immediate vicinity of the site includes two schools, Silverado High School to the west and Larrea Middle School to the south. Flowers Bakery Outlet and vacant land is north of the site, with residential parcels continuing north. Vacant land also borders the site to the south and east, followed by residential parcels continuing east. The Project Site features relatively flat topography, predominantly covered by the natural vegetation community of Creosote Bush – White Bursage Scrub across its landscape. The San Bernardino Countywide Plan does not identify a scenic vista or a scenic highway corridor within the vicinity of the site (County of San Bernardino. 2022).

The proposed Project involves expanding the current facility with construction of new treatment facilities and transitional housing for individuals in recovery under the Behavioral Health Continuum Infrastructure Program and Community Care Expansion program. The Project includes one 36-bed Adult Residential Treatment Facility; one 24-bed Adult Withdrawal Management building; one Outpatient building (contains three group rooms, offices, cubicles, nurses station, examination room, and reception); two 16-bed buildings (Adolescent Residential and Psychiatric Residential Treatment Facility, containing 32 total beds, restroom facilities, staff offices, group rooms, therapy rooms, psychiatrist office, exam room, medicine room, nurse station, dining room, living/game room, conference rooms, and family visiting room); and one Adolescent Wellness Center containing a full-size basketball court, commercial kitchen, group room, arts and crafts room, multipurpose room and offices. Additionally, the CCE facilities will provide 52 beds in one Adult Recovery Residences building. The proposed Project will be adding a total of 144 beds onsite. These facilities will be constructed to the west and south of the existing complex already in operation on site. The buildings planned for the expansion would comply with the maximum height requirement of 35 feet specified by the County's Development Code Section 82.04.060. The Adolescent Wellness Center will be the tallest of the proposed structures at 35 feet. The Outpatient building and Adolescent Residential Treatment Facility will each be 30 feet and the Adult Withdrawal Management building, Adult Residential Treatment Facility, Adult Recovery Residences building, and Adolescent Psychiatric Residential Treatment Facility will all be 25 feet (see Figures 5-12). This design approach preserves local views by ensuring the new structures do not impede existing sightlines. Given this planning and design rationale, the Project is not anticipated to have an adverse impact, and no mitigation measures are required.

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

No Impact. The proposed Project would not substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway. The Project Site does not occur within a County or State-designated scenic highway (SBC 2020b). The nearest County Scenic Route or Eligible State Scenic Highway is Historic Route 66, located approximately 6.9 miles northeast of the Project Site. As per Chapter 83.08 of the San Bernardino County Development Code (Section 83.08.030), any existing significant features must be protected and incorporated to the extent feasible. However, the Project Site does not contain any significant features requiring such measures. According to the Cultural Resources Assessment conducted by BCR Consulting on October 25, 2024, one historic period building was identified on-site, however, there are no impacts proposed to the building complex and as such does not warrant further consideration. Therefore, there are no historic buildings registered or eligible for registration with the California Register of Historical Resources within the Project Site. Impacts to cultural resources are further discussed in Section 4.4.

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?

Less than Significant Impact. According to the 2020 Census Urban Areas Map, the Project Site occurs within an urbanized area, surrounded by a store to the north; vacant land to the north, south, and east; two schools, Silverado High School and Larrea Middle School to the west and south, respectively; and residential parcels to the north, east, and south beyond the property that immediately borders the site. The Project Site is located within the Desert Region of the County and is designated as Low Density Residential, with a zoning designation of Single Family Residential according to the City of Victorville General Plan.

The site currently provides outpatient behavioral healthcare, and drug and alcohol rehabilitation services. The proposed Project is an expansion of the current facility, St. John of God, and the existing infrastructure would not be impacted by the proposed Project. The expansion is limited to the west and south of the existing facility, avoiding impact to the open space and public views of the remaining undeveloped portions of the site. The expansion of the existing infrastructure and landscaping would use cohesive colors and patterns to not degrade the existing visual character of the site. The landscaping plant palette would include durable shrubs and low-maintenance trees for the high-desert that would help to reduce heat buildup, block strong winds, and improve air quality. The intention is to seamlessly blend into the surrounding environment beyond the property line. The proposed Project would be developed in accordance with applicable development standards for the Desert Region. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. The proposed Project is subject to Chapter 83.07, “Light Trespass” of the San Bernardino County Code of Ordinances, which sets regulations to reduce direct glare and prevent excessive lighting. Section 83.07.060 for the Desert Region mandates that all outdoor light fixtures be fully shielded and utilize directional lighting. Additionally, automated controls must be implemented, and lighting must comply with the Dark Sky Curfew. To minimize light pollution, fixtures must maintain a color temperature of 3,000 Kelvins or lower.

The proposed San Bernardino County Behavioral Health Comprehensive Treatment Campus will have varying hours of operation depending on the type of service. Outpatient services will operate from 9:00am to 5:00pm, residential treatment services will be 24/7 except on holidays, and the wellness center will operate from 8:00am to 8:00pm. The proposed Project’s exterior lighting will comply with the latest edition of the Illuminating Engineering Society of North America Lighting Handbook and the California Code Title 24. External lighting will be placed in locations that is specifically required for safety and security. It will provide emergency exterior egress lighting to adjacent public right of way.

Compliance with County’s Development Code standards would ensure that the proposed Project does not introduce a significant new source of light or glare. There

specifications will be finalized during the building permit and inspection phase of development. As a result, potential impacts related to light and glare are expected to be less than significant.

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*
II.	**AGRICULTURE AND FORESTRY RESOURCES** - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. 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; Submitted Project Materials

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

No Impact. The Project Site is mapped as "Grazing Land" by the California Department of Conservation (DOC 2025). The proposed Project is an expansion on previously developed land that is not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Implementation of the proposed Project would not convert farmland into non-agricultural uses.

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

No Impact. The parcels included in the Project Site are zoned as "R-1" Single Family Residential. The Project Site does not contain any parcels that are associated with a Williamson Act contract (DOC 2025). Implementation of the proposed Project would not conflict with 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))?*

No Impact. The parcels included in the Project Site are zoned as "R-1" Single Family Residential. The Project Site does not contain any parcels that are associated with timberland or timberland production. Implementation of the proposed Project would not conflict with existing zoning or cause the rezoning of forest land or timberland.

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

No Impact. The proposed Project is not located on land zoned for forest or timberland use. Therefore, implementation of the proposed Project would not 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?*

No Impact. The proposed Project is located on "Grazing Land", which is considered agricultural land by the DOC. However, the proposed Project is an expansion of an already existing structure that serves a non-agricultural use. The implementation of the proposed Project would not result in conversion of Farmland, to non-agricultural use, or conversion of forestland to non-forest use.

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*
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*; *Submitted Project Materials

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

Less than Significant Impact. Potential air quality impacts were assessed using the California Emissions Estimator Model (CalEEMod) program (Version 2022.1.1.29) to quantify potential criteria pollutant and greenhouse gas emissions using regional data (e.g., emission factors, trip lengths, meteorology, source inventory, etc.). The analysis included short-term construction and long-term operational emissions associated with the proposed Project. The criteria pollutant and greenhouse gas emission thresholds set by Mojave Desert Air Quality Management District are shown in Table 2.

Table 2. Mojave Desert Air Quality Management District Air Quality Significance Thresholds

Pollutant	Annual Thresholds (tons/year)	Daily Thresholds (pounds/day)
VOC	25	137
NO_X	25	137
CO	100	548
SO_X	25	137
PM_{10}	15	82
$PM_{2.5}$	12	65
Lead	0.6	3
Greenhouse Gases (CO_2e)	3,000[(1)]	548,000

Notes:

1. Threshold set by County of San Bernardino Greenhouse Gas Emissions Reduction Plan

Source: Air Quality Impact Study (Appendix A)

Short-term construction emissions were modeled based on a 19-month period beginning in September 2025 and included site preparation, grading, building, paving, and architectural coating activities (painting). These activities included emissions from off-road equipment, dust from material movement, onsite trucks, workers, vendors, hauling, and painting. Long-term operational emissions were modeled over the life of the Project and included emissions from mobile and area sources. These include consumer product usage, heaters that consume natural gas, gasoline-powered landscape equipment, painting, and motor vehicles.

The proposed Project does not exceed regional emission thresholds set in Mojave Desert Air Quality Management District's Attainment Plan for construction or operation (see Table 3). Therefore, the Project does not conflict with the implementation of an applicable air quality plan and is considered to be less than significant.

Table 3. Estimated Construction and Operational Emissions

Pollutant [1]	Construction Emissions		Operational Emissions	
	Annual Emissions (tons/year)	**Daily Emissions** (pounds/day)	**Annual Emissions** (tons/year)	**Daily Emissions** (pounds/day)
VOC	0.50	12.90	0.48	3.21
NO_X	2.54	31.70	0.27	1.50
CO	3.87	31.60	2.13	16.66
SO_X	0.00	0.05	0.00	0.02
PM_{10}	0.45	9.26	0.30	1.63
$PM_{2.5}$	0.19	5.25	0.09	0.45

Note:

1. Lead is not included in the estimated construction and operational emissions because the proposed Project is not anticipated to emit lead.

Source: CalEEMod Version 2022.1.1.29

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?*

Less than Significant Impact. An attainment area meets or is cleaner than the national standards for criteria pollutant levels. If an area exceeds these levels, it is considered a non-attainment area. The Mojave Desert Air Basin has been designated by the Environmental Protection Agency as a non-attainment area for ozone (O3) and suspended particles (PM10), while in attainment with ambient air quality standards for carbon monoxide (CO), lead, sulfur dioxide (SO2), nitrogen dioxide (NO2), and particulate matter (PM2.5).

The proposed Project's construction and operational emissions were modeled using the CalEEMod program (Version 2022.1.1.29). The criteria pollutants included in the model were:

- Reactive organic gases (ROGs), a specific form of volatile organic compounds (VOC)
- NO_2 (a specific form of NOx)
- CO
- SO_2 (a specific form of SOx)
- PM_{10}

- $PM_{2.5}$

Both reactive organic gases/volatile organic compounds and nitrous oxides are ozone precursors, which create ground-level ozone when mixed with sunlight (NRCS 2020). Summer and winter seasons and annual emission levels were estimated.

Construction Emissions

Construction emissions are considered short-term and temporary. The construction timeline was modeled to begin in September 2025 and conclude in April 2027, covering the following phases: site preparation, grading, building, paving, and painting. Emissions from these activities result from off-road equipment, dust from material movement, onsite trucks, workers, vendors, hauling, and painting. Daily and annual estimated construction emissions compared to Mojave Desert Air Basin thresholds are shown in Table 4.

The Project will comply with all applicable Mojave Desert Air Quality Management District construction-source emission reduction rules and guidelines and does not exceed Mojave Desert Air Quality Management District's regional thresholds in the construction phase. Therefore, construction emissions are considered less than significant.

Table 4. Comparison of Estimated and Threshold Construction Emissions

Pollutant	Annual Emissions (tons/year)		Daily Emissions (pounds/day)	
	Estimated[1]	Threshold	Estimated[1]	Threshold
VOC	0.50	25	12.90	137
NO_x	2.54	25	31.70	137
CO	3.87	100	31.60	548
SO_2	0.00	25	0.05	137
PM_{10}	0.45	15	9.26	82
$PM_{2.5}$	0.19	12	5.25	65

[1] Source: CalEEMod Version 2022.1.1.29

Operational Emissions

Operational emissions are long-term and occur over the lifetime of the Project. These emissions are from mobile and area sources, which are emissions released from vehicles and equipment that move around and multiple small sources within the Project area, respectively. The model for mobile sources included the additional vehicle miles generated from the proposed Project. The model for area sources included emissions from consumer products, landscape equipment, and painting. Landscape equipment and maintenance can include fuel combustion from land mowers, rototillers, blowers, air compressors, generators, pumps, etc. Daily and annual estimated operational emissions compared to Mojave Desert Air Basin thresholds are shown in Table 5.

The Project does not exceed Mojave Desert Air Quality Management District's regional thresholds in the operational phase. Therefore, operational emissions are considered less than significant.

Table 5. Comparison of Estimated and Threshold Operational Emissions

Pollutant	Annual Emissions (tons/year)		Daily Emissions (pounds/day)	
	Estimated[1]	Threshold	Estimated[1]	Threshold
VOC	0.48	25	3.21	137
NO_x	0.27	25	1.50	137
CO	2.13	100	16.66	548
SO_2	0.00	25	0.02	137
PM_{10}	0.30	15	1.63	82
$PM_{2.5}$	0.09	12	0.45	65

[1] Source: CalEEMod Version 2022.1.1.29

Air quality will be temporarily degraded during construction activities but it is a temporary impact. Project operations would generate criteria pollutant emissions but would not exceed the regional thresholds set by Mojave Desert Air Quality Management District. Therefore, the operation of the Project would not result in a cumulatively considerable net increase for non-attainment of criteria pollutants or ozone precursors. The Project would result in a less than significant cumulative impact.

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

Less than Significant Impact. Sensitive receptors refer to any location where individuals of groups more sensitive to air pollution due to their exposure may remain for 24-hours or longer, such as residences, schools, daycare centers, playgrounds, or medical facilities. These sensitive groups include children, the elderly, individuals with acute and/or chronic illnesses, and those with cardio-respiratory diseases.

The nearest existing sensitive receptors to the Project Site are a middle school, located 100-feet to the south, and a high school, located 300-feet to the east. The proposed Project is also considered a sensitive receptor because it is the construction of a behavioral health treatment campus.

Mojave Desert Air Quality Management District recommends avoiding new sensitive land uses within 1,000 feet of a major transportation project (50,000 or more vehicles per day). The proposed Project is located over two miles from the nearest major road, Interstate 15. The proposed Project is not considered a major transportation project as it is only anticipated to generate approximately 359 daily vehicle trips. A project-specific health risk assessment is not required or warranted. The proposed Project would not expose sensitive receptors to substantial pollutant concentrations, therefore, impacts to nearby sensitive receptors are considered to be less than significant.

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

Less than Significant Impact. Odor emissions from construction may result from construction equipment exhaust and the application of asphalt and paint. Implementing established requirements for equipment operations, material use, storage, and disposal would minimize odor impacts from construction activities. Additionally, odor emissions from construction activities would be temporary, short-term, and intermittent, and would not cause persistent impacts that would affect a substantial number of people. Therefore, potential odor impacts from construction are considered less than significant.

During the ongoing operation of the Project, odor emissions would primarily come from vehicular emissions and trash storage areas. However, since the Project involves residential use, no significant odor-related impacts are expected during its operation.

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*; *Submitted Project Materials; Add in Studies here	

The implementation of the proposed Project has the potential to impact various special-status species and other biological resources. Terracon Consultants (Terracon) conducted a Biological Assessment (provided as Appendix B) for the Project Site and identified eight special status wildlife species that have low potential to occur (Table 7). Ten (10) western Joshua trees are present in the Study Area but occur outside of the expected area of disturbance (Exhibit 11 of Appendix B). All other special-status species within the vicinity of the Project Area are discussed in the Biological Assessment but are not expected to occur.

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?*

Less than Significant with Mitigation Incorporated. A General Biological Assessment, dated November 11, 2024, was prepared for the Project Site by Terracon Consultants, Inc. (Appendix B). The Project Site is referenced in the Biological Assessment as the “Study Area” and comprises a 31.9-acre tract of land consisting of an existing withdrawal management and residential facility and undeveloped land.

As part of the environmental process, the California Department of Fish and Wildlife and U.S. Fish and Wildlife Service data sources were reviewed. Following the data review, on-site surveys were conducted on October 16, 2024, during which the biological resources on the site and in the surrounding areas were documented by biologists. As part of the surveys, the Study Area was evaluated for the presence of habitats which may support populations of sensitive wildlife species. Western Joshua tree census surveys were completed on the same site visit on October 16, 2024. Protocol-level

desert tortoise, burrowing owl, and Mohave ground squirrel surveys occurred from April to July 2025 (see Table 6).

Table 6. Protocol Level Survey Dates

Common Name	Scientific Name	Date(s) of Survey
desert tortoise	*Gopherus agassizii*	April 10
burrowing owl	*Athene cunicularia*	April 10 May 1 May 22 June 16
Mohave ground squirrel	*Xerospermophilus mohavensis*	March 17-21 May 1-5 June 16-21

The vegetation community of the Study Area is Creosote Bush—White Bursage Scrub (*Larrea tridentata—Ambrosia dumosa* Shrubland Alliance, CNPS 2024), consisting primarily of desert scrub species. Vegetation occurring within the Study Area includes Joshua tree (*Yucca brevifolia*), white bursage (*Ambrosia dumosa*), Mediterranean grass (*Schismus barbatus*), oleander (*Nerium oleander*), ephedra (*Ephedra* spp.), California buckwheat (*Eriogonum fasciculatum*), London rocket (*Sisymbirium irio),* compact brome (*Bromus madritensis*), cholla (*Cylindropuntia* spp.), rubber rabbitbrush (*Ericameria nauseosa*), Santa-Rita prickly pear (*Opuntia santa-rita*), sacred datura (*Datura wrightii*), Russian prickly thistle (*Salsola tragus*), cheesebush (*Ambrosia salsola*), wattle (*Acacia* sp.), doveweed (*Croton setiger*), eucalyptus (*Eucalyptus* sp.), Chinese pistache (*Pistacia chinensis*), spotted spurge (*Euphorbia maculata*), golden torch cactus (*Trichocereus spachianus*), California fan palm (*Washingtonia californica*), blue palo verde (*Parkinsonia florida*), mesquite (*Prosopis* sp.), tobacco (*Nicotiana* sp.), olive (*Olea europaea*), century plant (*Agave americana*), single-leaf pinyon (*Pinus monophylla*), paperbag bush (*Scutellaria mexicana*), flatspine bursage (*Ambrosia acanthicarpa*), bud sagebrush (*Artemisia spinescens*), whitemargin sandmat (*Euphorbia albomarginata*), Chinaberry (*Melia azedarach*), and Chinese arborvitae (*Platycladus orientalis*).

There are 26 special-status, California Species of Special Concern, and/or Fully Protected Species that were evaluated for their potential to occur within the Study Area. The special-status species include monarch butterfly (*Danaus plexippus*), Crotch's bumble bee (*Bombus crotchii*), Mohave ground squirrel (*Xerospermophilus mohavensis*), Mohave tui chub (*Siphateles bicolor mohavensis*), Arroyo toad (*Anaxyrus californicus*), California red-legged frog (*Rana draytonii*), desert tortoise (*Gopherus agassizii*), tricolored blackbird (*Agelaius tricolor*), Swainson's hawk (*Buteo swainsoni*), western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), southwestern willow flycatcher (*Empidonax traillii extimus*), and least Bell's vireo (*Vireo bellii pusillus*). The California species listed as Species of Special Concern or Fully Protected that required evaluation Townsend's big-eared bat (*Corynorhinus townsendii*), pallid bat (*Antrozous pallidus*), Mohave river vole (*Microtus californicus mohavensis*), southwestern pond turtle (*Actinemys pallida*), coast horned lizard (*Phyrnosoma blainvillii*), long-eared owl

(*Asio otus*), yellow-breasted chat (*Icteria virens*), loggerhead shrike (*Lanius ludovicianus*), summer tanager (*Piranga rubra*), yellow warbler (*Toxostoma lecontei*), Le Conte's thrasher (*Toxostoma lecontei*), burrowing owl (*Athene cunicularia*), golden eagle (*Aquila chrysaetos*), and gray vireo (*Vireo vicinior*). The migratory bird species that

required evaluation include the California thrasher (*Toxostoma redivivum*), Costa's hummingbird (*Calypte costae*), and Lawrence's goldfinch (*Spinus lawrencei*).

Eight species were identified as having low potential to occur within the Study Area (see Table 7). The remaining 16 species are not expected to be seen within the Study Area because the species were not observed during the biological assessment, no suitable habitat exists within the Study Area, and/or the Study Area is outside the known species range and elevation. Additional analysis for these species is included in Appendix B.

Table 7. Special-Status Species Potentially Occurring within the Study Area

Common Name	Scientific Name	Status	Likelihood of Occurrence
Mammals			
Mohave ground squirrel	*Xerospermophilus mohavensis*	ST	Low
Mohave river vole	*Microtus californicus mohavensis*	SSC	Not Expected
pallid bat	*Antrozous pallidus*	SSC	Low
Townsend's big-eared bat	*Corynorhinus townsendii*	SSC, BLMS	Not Expected
Fish			
Mohave tui chub	*Siphateles bicolor mohavensis*	FE, SE, FP	Not Expected
Amphibians			
Arroyo toad	*Anaxyrus californicus*	FE, SSC	Not Expected
California red-legged frog	*Rana draytonii*	FT, SSC	Not Expected
Reptiles			
coast horned lizard	*Phyrnosoma blainvillii*	SSC, BLMS	Not Expected
desert tortoise	*Gopherus agassizii*	FT, ST	Low
southwestern pond turtle	*Actinemys pallida*	PT, SSC	Not Expected
Birds			
burrowing owl	*Athene cunicularia*	SSC, BLMS	Low
golden eagle	*Aquila chrysaetos*	FP, BLMS	Low

gray vireo	*Vireo vicinior*	SSC	Not Expected
least Bell's vireo	*Vireo bellii pusillus*	FE, SE	Not Expected
Le Conte's thrasher	*Toxostoma lecontei*	SSC, BLMS	Low
loggerhead shrike	*Lanius ludovicianus*	SSC	Low
long-eared owl	*Asio otus*	SSC	Not Expected
southwestern willow flycatcher	*Empidonax traillii extimus*	FE, SE	Not Expected
summer tanager	*Piranga rubra*	SSC	Not Expected
Swainson's hawk	*Buteo swainsoni*	ST	Low
tricolored blackbird	*Agelaius tricolor*	ST, SSC	Not Expected
western yellow-billed cuckoo	*Coccyzus americanus occidentalis*	FT, SE	Not Expected
yellow-breasted chat	*Icteria virens*	SSC	Not Expected
yellow warbler	*Toxostoma lecontei*	SSC	Not Expected

Source: Biological Resources Assessment (Appendix B)

BLMS = Bureau of Land Management Sensitive
FC = Federal Candidate
FE = Federally listed as Endangered
FP = CDFW designated "Fully Protected"
FT = Federally listed as Threatened
SC = State Candidate
SE = State-listed as Endangered
SSC = CDFW designated "Species of Special Concern"
ST = State-listed as Threatened

Federal and State Listed Species

The following two special-status species were found to have low potential to occur within the Study Area after protocol-level surveys were conducted to determine presence on the Project Site. Protocol-level surveys resulted in no evidence of either species or signs of presence of either species.

Desert tortoise:

The desert tortoise is found in the Mojave and Colorado-Sonoran Desert in creosote scrub, cactus scrub, shadscale scrub, Joshua tree woodlands, Sonoran Desert Scrub, seaside scrub thornbush, and Sinaloan deciduous forest plant communities (Grover & DeFalco 1995). This species uses burrows for shelter against extreme temperatures in dry, gravelly soil beneath creosote bushes or other large desert scrub shrubs (CDPR 2024). The Study Area contains desert scrub, specifically creosote bush—white bursage scrub, and contains burrows throughout. The vegetation and burrows within the Study Area are appropriate habitat for this species. Additionally, one large burrow with potential for harboring desert tortoise was observed in the western portion of the Study Area.

The CNDDB contains multiple occurrences of desert tortoise approximately 2.3 miles to the north, 4.5 miles to the northeast, and 6.3 miles to the north and northeast (Occurrence No. 51, 2007; No. 1003, 2018; No. 68, 2005; and 142, 2008; respectively). The San Bernardino County Biotic Resources Overlay shows the Study Area to be in a sparse population area for desert tortoise.

However, the DRECP Habitat Model shows the Study Area to be within predicted range of this species (CBI 2014).

Although these recorded occurrences are not within the immediate vicinity of the Study Area, the vegetation and burrows present within the Study Area provide suitable habitat for this species and the Study Area is within a sparse population area and within predicted habitat of this species, and therefore, the desert tortoise had a moderate potential to occur within the Study Area.

Due to moderate potential of desert tortoise occurrence on-site, a protocol-level survey in accordance with United States Fish and Wildlife Service's Clearance Survey Protocol for the Mojave Desert Tortoise (USFWS 2019) was conducted on April 10, 2025. Additionally, surveyors looked for signs of desert tortoise when they returned to the site on May 1, May 22, and June 16, 2025, to conduct surveys for another species. No evidence, including live desert tortoise, scat, carcasses, eggshells, or Class 1-3 burrows, was observed during the survey (see Appendix B). Therefore, the desert tortoise has low potential to occur within the Study Area.

<u>Mohave ground squirrel:</u>

The Mohave ground squirrel is found only in the western Mojave Desert of California, found from the area of Palmdale and Victorville in the south to Owens Lake in the North (Leitner 2008). Optimal habitats for this species include open desert scrub, alkali desert scrub, Joshua tree woodlands, and annual grasslands, burrowing at the bases of shrubs for cover (Johnson 2019). The CNDDB contains multiple recorded occurrences of this species within the vicinity of the Study Area approximately 4.7 miles to the northwest, 4.2 miles to the southwest, 1.6 miles to the south, and 4.5 miles to the northeast (Occurrence No. 372, 2011; No. 318, 2005; No. 11, 1977; and 47, 1919; respectively). The Study Area contains open desert scrub habitat with many small mammal burrows, which provides suitable habitat for this species. Therefore, the Mohave ground squirrel had a moderate potential to occur within the Study Area.

Due to moderate potential of Mohave ground squirrel occurrence on-site, a protocol-level surveys in accordance with California Department of Fish and Wildlife's *Mohave Ground Squirrel Survey Guidelines* (CDFW 2023) were conducted on March 17–21, May 1–5, and June 16–21, 2025. No evidence, including Mohave ground squirrel (live or photographed), vocalizations, or scat, was observed during the surveys (see Appendix B). Therefore, the Mohave ground squirrel has low potential to occur within the Study Area.

Mitigation Measures BIO-1 and BIO-2 shall be implemented to ensure that no impacts to individuals of desert tortoise or Mohave ground squirrel occur.

The following three special-status species have a low potential to occur within the Study Area:

Crotch's bumblebee:

Crotch's bumble bee has been reported through the CNDDB and there is one recorded occurrence approximately 12.7 miles to the northeast of the Study Area (Occurrence No. 171, 1944). Although there are no recent occurrences of this species within the vicinity, the Study Area contains desert scrub, specifically creosote bush-white bursage scrub within the Mojave Desert, which provides suitable habitat for this species of bee (Hatfield and Jepsen 2021). Additionally, the typical food-plant species for this bee include *Asclepias, Chaenactis, Medicago, Phacelia, Salvia, Clarkia, Eriogonum, Lupinus, Papaver,* etc. (IUCN 2024 & LPF 2013). *Eriogonum fasciculatum* was observed within the Study Area and may provide this species with forage, however, its cover is very sparse and therefore, the Crotch's bumble bee has a low potential to occur within the Study Area.

Monarch butterfly:

The Study Area is located in the migratory path of the monarch butterfly, however, no *Asclepias* species were observed within the Study Area, and will likely not make use of the Study Area to breed. The Study Area contains a wide variety of flowering plant species that may provide a nectar food source for this species during its migration. If present, the monarch butterfly would likely be for a short period of time (Reppert & Roode 2018). Therefore, the monarch butterfly has a low potential to occur within the Study Area.

Swainson's Hawk:

Swainson's hawk is adapted to open grasslands and often nests near riparian habitats but will also use trees near agricultural fields or pastures and roadside trees adjacent to suitable foraging habitat (CDFW 2024). This species is a migratory bird that breeds in North America and overwinters in South America (Kochert et al. 2011). The Study Area is located in the migratory path of this hawk and has potential to provide foraging ground along its migration. Therefore, Swainson's hawk has a low potential to occur within the Study Area.

Mitigation Measures BIO-1 and BIO-3 shall be implemented to ensure that no impacts to individuals of Crotch's bumblebee, monarch butterfly, or Swainson's hawk will occur.

Species of Special Concern

The following special-status species have moderate potential to occur within the Study Area:

Burrowing owl:

The burrowing owl is a diminutive owl species that inhabits arid, open regions with sparse vegetation in the western part of North America. Its preferred environments encompass grasslands, rangelands, and agricultural areas, but it

can also be found in fallow fields or vacant lots within urbanized areas (Polite 1999). These owls depend on pre-existing burrows made by other animals, particularly ground squirrels, which they adapt for their own shelter.

The CNDDB contains may recorded occurrences within the vicinity of the Study Area approximately 0.5 miles and 1.2 miles southwest, 0.8 miles and 2.1 miles northwest, 1.6 miles and 1.8 miles northeast (Occurrence No. 672, 2004; No. 645, 2004; No. 828, 2009; No. 736; 2006; No. 803, 2007; and 1607, 2007; respectively). The San Bernardin County Biotic Resources Overlay shows the Study Area to be in an area of burrowing owl habitat, and the DRECP shows the Study Area to be within the predicted habitat of this species (CBI 2013).

The Study Area contains many burrows, some of which are large enough to support burrowing owls during nesting season. Additionally, the Study Area is located within predicted and modeled habitat for this species. Therefore, the burrowing owl had a moderate potential to occur within the Study Area.

Due to moderate potential of burrowing owl occurrence on-site, a protocol-level survey in accordance with California Department of Fish and Wildlife's Staff Report on Burrowing Owl Mitigation (State of California Natural Resources Agency, Department of Fish and Game, 2012) were conducted on April 10, May 1, May 22, and June 16, 2025. No evidence of occupancy by burrowing owls, including burrowing owls, pellets, prey remains, whitewash, or decoration, was observed during the surveys (see Appendix B). Therefore, the burrowing owl has low potential to occur within the Study Area.

Mitigation Measure BIO-1 shall be implemented to ensure that no impacts to individuals of burrowing owl will occur.

The following four special-status species have low potential to occur within the Study Area:

<u>Golden eagle:</u>
The golden eagle can be found in a wide range of habitats including tundra, grasslands, intermittent forests and woodlands to arid deserts and canyons (USFWS 2024). When found in deserts, this species typically uses areas with sparse vegetation. This species nests on cliffs and large trees in open areas (Polite & Pratt 2001). The CNDDB contains one recorded occurrence within the vicinity of the Study Area approximately 4.7 miles to the northeast (Occurrence No. 317, 1927). The Study Area is located in the Mojave Desert and contains desert scrub with areas of sparse vegetation, which may provide suitable foraging habitat for this species. However, the Study Area does not contain appropriate nesting habitat for this species, and therefore, if present the golden eagle would likely only use the site for short periods of time. Therefore, the golden eagle has a low potential to occur within the Study Area.

<u>Le Conte's thrasher:</u>
Le Conte's thrasher primarily occurs in open desert washes, desert scrub, alkali desert scrub, and desert succulent shrub habitats along with Joshua tree habitat

with scattered shrubs (Dobkin & Granholm 2005). This thrasher uses scattered desert shrubs and cactus for cover, primarily *Atriplex* and *Cholla* species. The CNDDB contains multiple recorded occurrences of this species within the vicinity of the Study Area approximately 2.1 miles north, 4.7 miles and 5.4 miles to the

northeast, and 6.9 miles to the southeast (Occurrence No. 259, 1990; No. 252, 2017; No. 21, 1921; and No. 17, 1917; respectively). The Study Area contains desert scrub and Joshua trees are present throughout, providing suitable habitat for this species. Therefore, Le Conte's thrasher has a low potential to occur within the Study Area.

Loggerhead Shrike:
The loggerhead shrike is found in a wide range of habitats including open-canopied valley foothill hardwood and hardwood-conifer, valley foothill riparian, pinyon juniper, juniper, desert riparian, and Joshua tree woodlands (Granholm 1996). This species nests on branches of shrubs or trees, requiring dense foliage for cover (Miller 1931). The CNDDB contains multiple recorded occurrences within the vicinity of the Study Area approximately 2 miles to the north, 3.9 miles to the southwest, 5.2 miles to the northeast, and 6.2 miles to the east (Occurrence No. 56, 2005; No. 53, 2007; No. 54, 2006; and No. 55, 2006; respectively). The Study Area consists primarily of desert scrub and contains multiple Joshua trees throughout, which may provide suitable foraging habitat, however it is unlikely that nesting individuals would occur within the Study Area. Therefore, the loggerhead shrike has a low potential to occur within the Study Area.

Pallid bat:
The pallid bat occupies a wide range of habitats including grasslands, shrublands, woodlands, and forests, and most commonly found in open, dry habitats with rocky areas for roosting (Harris 1998). Roosting habitat for this species typically consists of caves, crevices, mines, hollow trees, and buildings, however, trees with exfoliating bark, cracks, and other crevices, along with palm trees have been known to be used as roosting habitat (Byrnes 2022 & Sabiston 2018). The CNDDB contains one recorded occurrence of this species approximately 6.9 miles to the southeast of the Study Area (Occurrence No. 429, 2016). The Study Area contains California fan palms, which have a low potential to support roosting pallid bats. Additionally, the desert scrub vegetation within the Study Area provides suitable foraging habitat. Therefore, the pallid bat has a low potential to occur within the Study Area.

Mitigation Measure BIO-3 shall be implemented to ensure that no impacts to individuals of golden eagle, loggerhead shrike, or pallid bat will occur.

Protected Plants
Based on the database review of IPaC, CNDDB, and CNPS, Terracon did not identify special-status or protected plant species that required evaluation for potential to occur in the Study Area. Western Joshua Trees are present on the property but are located outside the Project footprint, with a 50-foot buffer.

Birds
Nesting birds are protected under the Migratory Bird Treaty Act and California Fish and Game Codes 3503, 3503.5, 3513. Avian species observed during the field investigations included house finch (*Haemorhous mexicanus*) and common raven (*Corvus corax*).

Mitigation Measure BIO-3 shall be implemented to ensure no impacts to nesting birds occur.

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?*

No Impact. The Project Site is primarily characterized by creosote bush—white bursage scrub, which is not considered a sensitive natural community. Additionally, the site does not contain riparian vegetation (see Appendix B). Therefore, the proposed Project would result in 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?*

No Impact. Most of the dominant species present throughout the Project Site are classified with an indicator status of either *Facultative Upland* or *Upland*. A site reconnaissance survey identified two hydrology indicators in the western and southern portions of the site, a drainage feature and an upland swale, respectively. However, these features were nearly unvegetated, with the sparse vegetation present being characteristic of desert scrub. Neither hydrological feature maintains a permanent surface water connection to navigable water and is therefore unlikely to be federally jurisdictional. Furthermore, the National Wetland Inventory (NWI) does not identify any wetland features within or near the Project Site. Therefore, the site does not contain any state or federally protected wetlands, and the Project will result in 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?*

No Impact. The Project Site is not located in a California Essential Habitat Connectivity (CEHC) area, with the nearest CEHC location approximately 13 miles to the south (Appendix B). As a result, the Project would not interfere substantially with the movement of any native resident, migratory fish, or wildlife species; disrupt 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?*

No Impact. The proposed Project is subject to additional regulations under San Bernardino County's policies and ordinances regarding impacts to Western Joshua Trees, which are protected under Sections 88.01.050 and 88.01.060 of the County's Development Code aimed at conserving desert resources. In the Desert Region, the

County requires that any Joshua trees proposed for removal must be transplanted or stockpiled for future transplanting whenever possible.

There are ten Joshua trees on the property; however, none are located within the proposed Project footprint. The footprint is more than 50 feet away from all Joshua trees on the property, and no Project activities will occur near them. Therefore, the proposed Project would not have an impact, and no mitigation measures are required. If Project activities occur within 50 feet of a Joshua tree, **Mitigation Measure BIO-4** shall be implemented.

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?*

No Impact. The Project Site is within the West Mohave Plan (WMP) area on land owned and managed by the County of San Bernardino. As part of the WMP, the County has incorporated conservation measures into its land-use planning and permitting processes for projects within the plan area. The Project will fully comply with the established WMP measures, as well as relevant local policies and ordinances. Therefore, no significant impacts are anticipated.

Mitigation Measures

Mitigation Measure BIO-1

Prior to Project activities within the Study Area, a qualified biologist shall initiate a Worker Environmental Awareness Program (WEAP) designed to educate on-site workers about critical environmental concerns associated with the Project. This training shall be mandatory for on-site personnel. It shall be administered on the first day of work, before Project activities commence. This training shall place particular emphasis on educating participants about the protected species that may potentially be present within the Study Area, including but not limited to the desert tortoise, burrowing owl, Mohave ground squirrel, other potentially occurring special-status species, and nesting birds.
The program shall include the following elements:

- A presentation, either developed by a qualified biologist or in consultation with one, which shall address the sensitive biological resources that may be present within the Study Area. It shall also elucidate the rationale behind safeguarding these resources and the consequences of non-compliance.

- Brochures or booklets that contain written descriptions, photographs of protected species, and a comprehensive list of site rules related to the protection of biological resources. These materials shall be distributed to all participants in the WEAP.

- Contact information for the project's biological monitor, along with clear instructions for participants to contact the monitor with inquiries concerning the WEAP presentation or booklets.

- An acknowledgement form that each worker is required to sign, confirming their receipt of WEAP training and their commitment to adhere to the rules aimed at preserving biological resources.

The client shall bear the responsibility for ensuring all on-site personnel receive the WEAP training throughout the entire Project. A training log shall be maintained within the Study Area by the general contractor and signed by on-site personnel immediately after WEAP training to document compliance with this requirement.

Mitigation Measure BIO-2

To avoid impacts to nesting birds associated with the proposed Project, initial construction related to ground disturbing activities shall occur outside of the avian nesting season (January through September). If construction and construction noise occur within this avian nesting season, all suitable habitats within 100 feet of the Project Site shall be surveyed for the presence of nests by a qualified biologist no more than five (5) days before commencement of any vegetation removal or other ground disturbing. If it is determined that the Project Site is occupied by nesting birds, protective measures shall be implemented as described below.

If pre-construction nesting bird surveys result in the location of active nests, no grading, vegetation removal, or heavy equipment activity shall take place within 300 feet of non-raptor nests and 500 feet of raptor nests, or as determined by a qualified biologist. Protective measures (e.g., sampling) shall be required to ensure compliance with the California Fish and Game Code requirements. The qualified biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts occur. A report of the findings, prepared by a qualified biologist, shall be submitted to San Bernardino County prior to construction-related activities that have the potential to disturb any active nests during the nesting season.

These surveys shall provide avoidance to impacts to Swainson's hawk, loggerhead shrike, and Le Conte's thrasher. These species are not likely to nest within the Project Site; however, they may use portions of the Project Site temporarily to forage. In the event of a nest observation, during pre-construction nesting bird surveys, the minimization measures described above shall be followed.

Mitigation Measure BIO-3

In the event of an observation of an active nest, Swainson's hawk, loggerhead shrike, Le Conte's thrasher and/or any other species-status species, a qualified biologist shall be designated as the biological monitor. This monitor shall be required to be on-site at all times during activities involving vegetation clearance or ground disturbance. Their primary responsibility shall be to ensure that potential impacts to biological resources are either avoided or minimized to the greatest extent possible.

Once the Project approaches a phase where it is determined by the biological monitor that biological resources are no longer present, as determined by their expertise, they may request a reduction or discontinuation of biological monitoring in that specific area.

The biological monitor shall be vested with the authority to halt specific Project activities if they suspect violations of avoidance or minimization measures or if there are concerns about compliance with local, state, or federal laws. This authority is essential for the protection of biological resources and adherence to regulatory requirements.

Mitigation Measure BIO-4

Ten (10) western Joshua trees are present in the Study Area, located more than 50 feet outside of the expected area of disturbance. If project activities impact any western Joshua trees within 50 feet, mitigation measures and an Incidental Take Permit will be required. The California Department of Fish Wildlife will be contacted to discuss specific mitigation measures and issuance of the permit.

Regarding the Western Joshua Tree Conservation Act, the Project is located in an area that is subject to standard western Joshua tree removal fees. The Western Joshua Tree Conservation Act mitigation fees for the Project are classified into three categories based upon the height of the western Joshua tree as follows:

- Trees 5 meters (16.4 feet) or greater - $2,544.75
- Trees 1 meter (3.28 feet) or greater but less than 5 meters - $509
- Trees less than 1 meter - $346

With the implementation of the above mitigation measures in addition to compliance with the law, the proposed project would have a less than significant potential to impact biological resources.

	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 Palaeontologic ☐ Resources overlays or cite results of cultural resource review): ***San***
Countywide Plan; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Submitted Project Materials	

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

Less than Significant Impact with Mitigation Incorporated. A Cultural Resources Assessment was conducted by BCR Consulting LLC, on October 25, 2024. The report is included in Appendix C of this Initial Study and is summarized below.

A records search was procured from the South Central Coastal Information Center (SCCIC) to identify any previously recorded archaeological and historic-era resources within the Project Site and to determine the types of resources that might occur. The records search provided by the SCCIC revealed that 12 Cultural Resource studies have been conducted within a one-mile radius of the Project Site. The Project Site has not been subject to previous cultural resources assessment and no cultural resources have been previously identified within the site boundaries. During the field survey, one historic-period resource was identified that will be subject to project-related impacts. This resource is a wooden utility pole constructed within the general context of the pre-World War II development of Victorville.

For a property to be eligible for inclusion on the California Register, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the U.S.;
2. It is associated with the lives of persons important to local, California, or U.S. history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of a master, possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The wooden utility pole is not eligible under any of the four criteria for listing on the California Register of Historical Resources, and as such is not recommended as a historical resource under CEQA. The project site also encompasses a historic-period building complex occupied by the St. John of God rehabilitation facility. No impacts to the building complex are proposed and as such it does not warrant further consideration. Based on these results, no significant impact related to historical resources is anticipated.

Although the current study has not indicated sensitivity for cultural resources (historical or archaeological) within the Project boundaries, ground-disturbing activities have the potential to reveal buried deposits not observed on the surface during previous surveys. For this reason, **Mitigation Measures CR-1** and **CR-2** are applicable. With the implementation of **Mitigation Measures CR-1** and **CR-2**, impacts to cultural resources would be less than significant.

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

Less than Significant Impact with Mitigation Incorporated. A Cultural Resources Records Search was conducted at the South-Central Coastal Information Center at California State University, Fullerton, that concluded that there have been 12 cultural resources studies completed resulting in two historic-period cultural resources within one mile of the Project Site. Tasks completed within the scope of the records search included additional research, intensive-level pedestrian cultural resources survey, Sacred Lands File Search with the Native American Heritage Commission, and a paleontological resources overview, performed in partial fulfillment of CEQA requirements.

Mitigation measures would be required upon risk of disturbing unique archaeological resources. Non-unique archaeological resources that qualify as tribal cultural resources would additionally require further consideration into significant impacts. Impacts to tribal cultural resources are discussed in Section XVIII: Tribal Cultural Resources. Public Resources Code Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information;

2) Has a special and particular quality such as being the oldest of its type or the best available example of its type; and/or

3) Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Although no significant archeological deposits were present on the proposed Project Site, ground-disturbing activities have the potential to reveal buried deposits not observed on the surface during field surveys. For this reason, **Mitigation Measure CR-1** is applicable. With implementation of **Mitigation Measures CR-1** and **CR-2**, impacts to archaeological resources would be less than significant.

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

Less than Significant Impact with Mitigation Incorporated. The Cultural Resources Record Search and Cultural Resources Assessment did not indicate that the Project Site has ever been used as a formal or informal cemetery. However, this does not

eliminate the possibility of discovering human remains on the Project Site. In the unexpected event human remains are encountered during Project implementation, pursuant to State Health and Safety Code Section 7050.5, Project activities shall cease, and steps taken to ensure the integrity of the area so that no further disturbance would occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must determine if the remains are Native American and, in confirming so, would have to notify the Native American Heritage Commission within 24 hours so that the Native American Heritage Commission can determine and notify a Most Likely Descendant. Impacts to human remains would be less than significant with incorporation of **Mitigation Measure CR-3**.

Mitigation Measures

Mitigation Measure CR-1

Prior to the start of construction, a qualified archaeologist will be retained to provide Worker Environmental Awareness Program (WEAP) training to all contractors conducting Project-related ground disturbing activities. The WEAP training will include information about the types of archaeological resources that could be encountered, the laws and regulations regarding archaeological resources, and the protocols to follow in the event of an inadvertent discovery.

Should archaeological material be encountered during Project-related ground disturbance all work in the vicinity of the discovery must be halted. A 60-foot buffer around the discovery will be demarcated and work may resume elsewhere in the Project area outside of that buffer. In the event that cultural resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the Project outside of the buffered area may continue during this assessment period. Should the discovery be precontact in age, consultation with the Yuhaaviatam of San Manuel Nation and Twenty-Nine Palms Band of Mission Indians shall occur.

Mitigation Measure CR-2

If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan. The archaeologist shall monitor the remainder of the Project and implement the Plan accordingly. Correspondence with Yuhaaviatam of San Manuel Nation and Twenty-Nine Palms Band of Mission Indians shall be conducted to determine if a tribal representative is requested to participate in monitoring activities during ground disturbance.

Mitigation Measure CR-3

If human remains or funerary objects are encountered during any activities associated with the Project, the State of California Health and Safety Code Section 7050.5 states

that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant. The most likely descendant shall complete the inspection of the site and provide recommendations for treatment to the landowner within 48 hours of being granted access.

Implementation of **Mitigation Measures CR-1**, **CR-2**, **and CR-3** would reduce potentially significant impacts of the proposed Project associated with Cultural Resources to less than significant.

With the implementation of the above mitigation measures in addition to compliance with the law, the proposed project would have a less than significant potential to disturb any human remains, including those interred outside of formal cemeteries.

	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: Countywide Plan; Submitted Materials

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

Less than Significant Impact.

<u>Construction</u>
During the construction phase, the Project would consume electricity and fossil fuels as a single energy demand for site preparation, grading, building construction, paving, and painting. The electricity and fuel consumption for these activities would cease after construction is complete. The equipment used over the 19-month construction period would conform to California Air Resource Board (CARB) regulations and California emission standards, meeting expected fuel efficiencies. The CARB Airborne Toxic Control Measure limits idling time of construction vehicles to no more than five minutes,

thereby minimizing unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Additionally, the Project has been designed in compliance with California's Energy Efficiency Standards and 2022 CALGreen Standards. The Project would require the typical use of energy resources; there are no unusual Project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities or equipment that would not conform to current emission standards and related fuel efficiencies.

Operation
During operations, the Project would involve transportation and facility energy demands. Transportation energy demand would result from employee and patron vehicles accessing the site (trip generation). Trip generation produced by the Project is consistent with other similar residential uses of similar scale and configuration as reflected on the traffic assessment for the Project (see Appendix G). The Project would not have uses or operations that would inherently result in excessive and wasteful vehicle trips, nor associated excess and wasteful vehicle energy consumption. Facility energy demand would result from energy consumption from building operations and site maintenance activities. The estimated increase in both electricity and natural gas demand from the proposed Project is insignificant compared to the demand of the residential sector of San Bernardino County in 2022 (see Table 8).

Table 8. Comparison of Proposed Project and County Facility Energy Demand

	Electricity Demand (kWh/year)	Natural Gas Demand (therms/year)
Proposed Project	786,423(1)	15,230(1)
San Bernardino County (residential sector)	6,302,000(2)	267,000,000(3)

Sources:
1. CalEEMod Version 2022.1.1.29
2. California Energy Commission, Electricity Consumption by County. https://ecdms.energy.ca.gov/elecbycounty.aspx
3. California Energy Commission, Gas Consumption by County. http://ecdms.energy.ca.gov/gasbycounty.aspx

Therefore, the Project would not 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?*

Less Than Significant Impact. Regarding federal transportation regulations, the Project Site is in an area that is already developed and access to and from the site would be from existing roads. The Project would not interfere with or otherwise obstruct

intermodal transportation plans or projects that may be proposed pursuant to the Intermodal Surface Transportation Efficiency Act (ISTEA) because Southern California Association of Governments (SCAG) is not planning for intermodal facilities in the Project area.

Regarding energy plans and efficiency standards, the Project is required to comply with the California Green Building Standard Code requirements for energy efficient buildings and appliances as well as utility energy efficiency programs implemented by Southern California Edison (SCE) and Southern California Gas Company.

Additionally, for renewable energy, the Project would be required to meet or exceed the energy standards established in the California Green Building Standards Code, Title 24, Part 11 (CALGreen). Regarding energy efficiency, CALGreen requires new buildings to employ building commissioning to increase building system efficiencies and install low pollutant-emitting finish materials.

The proposed Project would not conflict with or obstruct state or local plans for renewable energy or energy efficiently. Therefore, the Project's impact is considered less than significant.

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; Submitted Project Materials***

Countywide Plan; Submitted Project Materials

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

No Impact. According to the California Seismic Hazards Program data, provided by the California Department of Conservation, in addition to the Geotechnical Engineering Report (Appendix D), the Project is not located within an Alquist Priolo Earthquake Fault Zone and would not result in a significant impact related to the exposure of people or structures to seismic related hazards. The nearest mapped faults include the Ord Mountains fault zone, located approximately 12.5 miles east of the Project Site, the Helendale fault located approximately 15 miles north of the Project Site, and the San Andreas fault located approximately 16.25 miles south of the Project Site (SBC 2020a).

ii) Strong seismic ground shaking?

Less than Significant Impact. The Project Site, while not positioned within a designated earthquake fault zone, is in a seismically active region of southern California. Although the Project Site may experience ground shaking during a local

earthquake, neither the location of the Project nor the Project's components would unnecessarily expose structures or people to seismic hazards.

The Project would be designed and constructed in accordance with the seismic design criteria outlined in the California Building Code. This includes ensuring that all improvements are capable of withstanding anticipated ground shaking from regional fault sources. A licensed geotechnical engineer would be required to design Project components to meet these seismic standards as outlined in Appendix D. Construction activities would follow the specifications, procedures, and site maintenance requirements detailed in the final design plans, which must incorporate the seismic recommendations of a California-registered professional geotechnical engineer in compliance with the California Building Code (Appendix D). The County Building Division would review and approve the final structural design and conduct follow-up inspections. To ensure full compliance, the final design requirements would be provided to both the on-site construction supervisor and the County Building Inspector.

iii) Seismic-related ground failure, including liquefaction?

No Impact. As shown on the San Bernardino County Land Use Plan Geologic Hazard Overlays Map, the Project Site and surrounding area is not located within a Liquefaction Zone. Additionally, the subsurface conditions at the site are not conducive to liquefaction. Groundwater was not encountered within the upper 50 feet of the subsurface and the underlying materials encountered consisted of silty sand, sand, and slit with varying amounts of silt, sand, and gravel interbedded with layers of clay with varying amounts of sand and silt (Appendix D). The heterogeneous mix of silt, sand, and clay further disrupts the uniform conditions typically needed for liquefaction to occur as the cohesive clay layers, gravel, and interbedded materials limit pore pressure buildup and reduce the potential for sudden strength loss thus no impacts related to liquefaction are anticipated throughout the Project.

iv) Landslides?

No Impact. Landslides and slope failure can result from ground motion generated by earthquakes; however, the Project Site is not mapped within a Landslide Zone. As shown on the San Bernardino County Land Use Plan Geologic Hazard Overlays Map, the Project Site and surrounding area is not located within an area susceptible to landslides. Further, the Project Site is located in a generally flat area surrounded by existing development and vacant land, with no steep slopes in the vicinity. Therefore, there would be no impact from landslides on the Project.

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

Less than Significant Impact. The proposed Project is located on a relatively flat, undeveloped area of desert land with a well-developed topsoil layer. Construction activities such as site clearance, excavation, grading, and paving would disturb the ground surface, potentially increasing the risk of soil erosion and topsoil loss, particularly during heavy wind or rainfall events. However, the Project would be designed and implemented in compliance with all applicable State and local regulations related to erosion control, including San Bernardino County Development Code Chapter

85.11.030, which requires the use of standard erosion and sediment control measures for all construction activities.

To prevent erosion and minimize soil disturbance, a comprehensive set of construction-phase plans would be developed and implemented, including a Stormwater Pollution Prevention Plan (SWPPP), a Wind Erosion Prevention Plan, a Water Quality Management Plan (WQMP), and a Dust Control Plan. These plans would be monitored and enforced by the site superintendent and a Qualified SWPPP Practitioner (QSP) for the Stormwater Pollution Prevention Plan to ensure compliance and effectiveness throughout the duration of construction. Best Management Practices identified in the SWPPP would include measures such as diverting surface runoff away from excavated areas, preventing drainage over the face of temporary slopes, and using sandbags or similar devices to protect slope faces during rain events.

Additionally, temporary slopes created during grading or trenching activities would be stabilized and managed to prevent erosion. Following construction, the Project Site would be developed with a combination of impervious surfaces (e.g., paving and building footprints) and landscaped areas, which would reduce the amount of exposed soil and further minimize the potential for erosion. With implementation of these required measures, the potential for significant soil erosion or loss of topsoil during both the construction and operational phases of the Project would be reduced to less than significant levels, and no additional mitigation would be necessary.

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?*

Less Than Significant Impact. As discussed above, the Geotechnical Report concluded that the Project Site has low potential for liquefaction due to the subsurface conditions not meeting typical liquefaction characteristics. See Impact 6.6-1(iii) for details. Results from the Geotechnical report also determined that the relative density of the soils at the Project Site varied from loose to very dense and the near-surface soils have low plasticity. Expansion Index testing conducted on soil samples within the Geotechnical Report indicated the soils have very low expansion potential. The estimated total seismic settlement would be approximately one inch. The Project is located in a generally flat area with no steep slopes on or near the Project Site, therefore the likelihood of on- or off-site landslide is low.

The proposed Project Site is underlaid by alluvial fan deposits from the Pleistocene epoch, which are not considered unstable. The Project Site is not within an area prone to liquefaction, subsidence, or expansive soils (Appendix D). Development of the Project would not destabilize the underlaying geology or create geologic hazards. As such, the Project would not result in impacts related to geologic instability.

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?*

No Impact. The Countywide Plan Draft Environmental Impact Report identifies the Desert Regions of San Bernardino County as generally containing low to moderately

expansive soils. At the Project Site, subsurface conditions are characterized by Pleistocene-age alluvial deposits, specifically mapped as Qof2 (Older Alluvial Fan Deposits, Unit 2) (USGS 2024). A detailed geotechnical investigation conducted for the Project (Appendix D) confirms that the near-surface soils at the site primarily consist of silty sand, sand, and silt, with varying amounts of interbedded gravel and clay. The clay layers observed were limited in extent and contained varying proportions of sand and silt, which contribute to reduced plasticity and overall low expansiveness.

Based on laboratory testing and engineering classification of the materials, the soils are categorized as non-expansive. This is significant because expansive soils typically contain high-plasticity clays that swell when wet and shrink when dry, potentially causing damage to foundations, slabs, and other structural elements. However, the minimal presence of such clay-rich materials in the soil profile at this site indicates that the potential for volumetric soil movement due to moisture changes is very low.

As a result, the Project Site is not located on expansive soils that would pose a substantial direct or indirect risk to life or property. Therefore, no special design considerations or mitigation measures related to expansive soils are warranted for the proposed development.

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?*

Less Than Significant Impact. The proposed Project will not use septic tanks or alternative wastewater disposal systems, as the existing facility is currently connected to the municipal sewer system, and the proposed design includes connecting all new facilities to this same system. The design-build team is currently in the process of obtaining a “will-serve” letter from the local utility provider for sewer service for the expanded facilities. During the construction phase, the Project would not require a septic system, as sanitary waste would be managed using portable toilets. The number of portable units would be adjusted based on the anticipated number of on-site personnel, which is expected to vary throughout the construction period and would not warrant installation of permanent sanitary facilities. All waste from the portable toilets would be transported to an off-site facility that is properly permitted and equipped to handle and dispose of sanitary waste. In the unlikely event that municipal sewer capacity is not available for the operational phase, the site’s flat topography and sandy soil conditions are favorable for the use of a septic system. However, since neither the construction nor operational phases would require the installation of a septic system under current plans, and soil conditions are not a limiting factor, no impacts related to the adequacy of soils to support septic tanks or alternative wastewater disposal systems are anticipated.

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

Less than Significant Impact with Mitigation Incorporated. The geologic units underlying the proposed Project Site are composed of alluvial fan deposits from the Pleistocene epoch (Hernandez, Brown, and Cox 2008). Pleistocene alluvial units are considered to be highly paleontologically sensitive and excavation activity associated

with the development of the Project area would impact these units. Any fossil specimen from the Project Site would be scientifically significant. Impacts to unique paleontological resources or sites or unique geologic features would be less than significant with incorporation of **Mitigation Measure GEO-1**.

Mitigation Measures

Mitigation Measure GEO-1

Prior to the initiation of ground-disturbing activities, a Paleontological Resource Mitigation Program (PRMP) shall be developed and implemented to address potential impacts to paleontological resources. The PRMP shall include the following components:

1. **Preconstruction Preparation:**
   - A qualified professional paleontologist shall prepare a PRMP outlining monitoring protocols, fossil recovery methods, and reporting requirements.
   - Construction personnel shall receive training on the recognition of paleontological resources and the procedures to follow if resources are encountered.
2. **Monitoring:**
   - Paleontological monitoring would take place based on requirements of the PRMP
3. **Fossil Salvage and Documentation:**
   - If fossils are discovered, the paleontological monitor shall halt work in the immediate area, recover and document the specimens consistent with the PRMP.
4. **Curation and Reporting:**
   - All recovered fossils shall be cleaned, stabilized, identified, and curated at an accredited institution, such as a natural history museum or university repository, for permanent preservation and scientific study.
   - A final mitigation report shall be prepared and submitted to the lead agency and repository institution consistent with the PRMP. The report shall summarize all paleontological activities, findings, and methods.
5. **Unanticipated Discoveries:**
   - If unanticipated paleontological resources are discovered outside of identified sensitive areas, work shall stop in the vicinity of the discovery until

the paleontologist evaluates the significance of the find and determines the appropriate course of action.

Implementation of **Mitigation Measure GEO-1** would reduce potentially significant impacts of the proposed Project associated with Paleontological Resources to less than significant.

	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; Submitted Project Materials

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

Less than Significant Impact. The Southern California Air Quality Management District (SCAQMD) prepared *Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans,* which includes the recommendation to amortize construction emissions over the lifetime of a project (assumed to be 30-years). Amortization is the process of spreading out the emissions produced during construction over the life of the project. These amortized construction emissions are then added to the operational emissions to estimate both daily and yearly emissions, allowing for comparison against the threshold of significance.

According to the threshold of significance, a cumulative global climate change impact would occur if the greenhouse gas emissions produced from the proposed Project exceeded the County of San Bernardino Greenhouse Gas Emissions Reduction Plan threshold of 3,000 metric tons of carbon dioxide equivalent (CO_2e) per year or MDAQMD's daily GHG threshold of 548,000 pounds of CO_2e per day. The proposed Project would not exceed the daily or annual greenhouse gas emissions thresholds and would have a less than significant impact (see Table 9).

Table 9. Comparison of Estimated and Threshold Greenhouse Gas Emissions

	Annual Emissions (MT CO_2e/year)	Daily Emissions (lbs. CO_2e /day)
Estimated[1] (Opening Year)	748.06	14,356.5
Mojave Desert Air Quality Management District Threshold	3,000	548,000

Sources:

1. CalEEMod Version 2022.1.1.29

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

Less Than Significant Impact. The *County of San Bernardino Greenhouse Gas Emissions Reduction Plan* (Plan) states that "all development projects, including those otherwise determined to be exempt from CEQA will be subject to applicable Development Code provisions, included the [greenhouse gas emissions] performance standards, and state requirements, such as the California Building Code requirements for energy efficiency. With the application of [greenhouse gas emissions] performance standards, projects that are exempt from CEQA and small projects that do not exceed 3,000 MT CO_2e per year will be considered to be consistent with the Plan and determined to have less than significant individual and cumulative impact for [greenhouse gas emissions]."

The Project's total estimated emissions do not exceed the County's screening threshold of 3,000 MT CO_2e per year. Therefore, the Project is consistent with the Plan, pursuant to Section 15183.5 of the State CEQA Guidelines. The proposed Project will not result in substantial emissions of greenhouse gases and will not conflict with the Green County initiatives.

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*
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:

Countywide Plan; Submitted Project Materials

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

Less than Significant Impact. During construction, small quantities of hazardous or potentially hazardous materials may be routinely used on-site to operate and maintain construction equipment and vehicles. These materials may include adhesives, solvents, paints, thinners, gasoline, diesel fuel, lubricants, and other petroleum-based products. By complying with Cal/OSHA regulations with proper labeling, storage, and handling of the hazardous materials, potential health risks to workers will be reduced. To mitigate the risk of accidental releases that would expose works and contaminate soil and stormwater runoff, a permitted and licensed service provider will oversee the removal of hazardous materials. All handling, transportation, use, and disposal of these materials will strictly adhere to applicable federal, state, and local regulations. The Project will comply with all relevant federal, state, and local regulations regarding the accidental release of hazardous materials during construction, including Health and Safety Code Section 2550.

During operations, the proposed Project would likely involve the handling and storage of household cleaning supplies to support the upkeep of the residential and treatment buildings. Additionally, the treatment facilities may generate and temporarily store medical, pharmaceutical, and biohazardous waste, which would be managed in compliance with all applicable regulations and transported by registered hazardous or medical waste transporters. Adherence to all relevant Federal, State, and local regulations regarding hazardous material storage and use will ensure no substantial hazards to the public or the environment.

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?*

Less than Significant Impact. While there is potential for accidents during transportation to and from the Project Site and during construction activities, it is not anticipated that such incidents would lead to the release of hazardous materials in a manner that would pose significant hazard to the public or environment. On-site storage and use of large quantities of hazardous materials capable of affecting soil and groundwater are not proposed. However, during construction some hazardous materials, like hydraulic fluids, adhesives, paints and finishes, fuel, solvents, and cleaners, would be used. Any regulated waste generated during this process would be stored and disposed of in accordance with applicable regulations.

Limited quantities of cleaning and maintenance supplies typical of maintaining a residential facility will be used and stored on the Project Site. Additionally, the proposed Adolescent and Psychiatric Residential Treatment Facility and the Withdrawal Management building may generate and temporarily store hazardous medical, pharmaceutical, and biohazardous waste. These substances would be required to be stored according to applicable regulations and transported by registered hazardous or medical waste transporters. These regulations include using proper storage containers for each chemical, keeping containers closed or covered, labeling storage containers, adhering to storage time limits, and employing secondary containment when necessary. These measures would be expected to minimize the potential for accidents that could lead to significant hazards.

The potential for accidents or upsets associated with the proposed Project to create a significant hazard to the public or environment is considered less than significant when complying with applicable hazardous substance and waste regulations.

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

Less than Significant Impact. There are two existing schools, Silverado High School and Larrea Middle School, that are within one-quarter mile of the Project Site. However, emissions from the proposed Project's construction and operation are anticipated to be minimal, like those typically expected from residential activities. Additionally, the proposed buildings would be required to comply with the current code and Title 24 standards to reduce environmental impact. As discussed above, hazardous substances and waste associated with the Project's proposed construction and operation would be

handled and stored following applicable regulations to minimize the potential for emissions and spills. Based on the information above, the potential impacts are considered less than significant.

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?*

No Impact. The proposed Project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The Department of Toxic Substances Control's EnviroStor database did not indicate any Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Tiered Permit, or Corrective Action cases mapped at the Project Site. The State Water Resources Control Board's GeoTracker database did not list any Leaking Underground Storage Tank (LUST) Cleanup, Cleanup Program, Military Cleanup, Military Underground Storage Tank (UST), or Land Disposal cases mapped at the Project Site. Terracon's 2023 Phase I, which included a review of standard regulatory agency databases, indicated one Recognized Environmental Condition (REC) at the Project site. A Limited Site Investigation (LSI) was conducted to evaluate subsurface conditions associated with the identified Recognized Environmental Condition. The Limited Site Investigation did not find any significantly impacted soil or soil gas and no additional investigation was warranted. Based on this information, the Project Site would not 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?*

No Impact. The Project Site is not located within an airport land use plan or within two miles of a public airport or public use airport, so no safety hazard or excessive noise impact would affect residents or workers at the Project Site.

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

Less than Significant Impact. The City of Victorville's Safety Element outlines emergency response actions, including designated shelters and safety facilities such as schools, fire stations, police stations, and Casualty Collection Points (City of Victorville 2022). Two schools bordering the Project Site, Silverado High School and Larrea Middle School (formerly Cobalt Middle School as listed in the plan), are identified in the plan as alternate shelters to be used as needed, depending on the severity of the disaster.

The City's Evacuation Analysis designated Highway 18 (Palmdale Road) as an outbound evacuation route for emergencies such as wildfires in the southern part of the city, as well as floods and earthquakes (City of Victorville 2022). Although Highway 18 forms the northern boundary of the Project Site, site access would be via Cobalt Road. The proposed Project does not require any offsite improvements to support its operations. As a result, the evacuation route would not be impacted.

While the site borders two alternate shelter locations and an evacuation route, the proposed Project is not expected to impair or interfere with an adopted emergency response or emergency evacuation plan. Therefore, impacts are considered less than significant.

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

Less than Significant Impact. The Project Site consists mostly of vacant land, except for the existing structures in the center. Apart from the two neighboring schools, the Project Site is surrounded by sparse residential, commercial, and vacant land. The Project would not be designed to significantly change elements of the landscape that would increase the risk of wildfire, such as fuel load, slope, or wind patterns.

Terracon reviewed the California Public Utility Commission's Utilities Fire Threat Areas Map using the GIS web app viewer. The map identifies areas where there is an increased utility-associated wildfire risk. Based on this map, the Project Site is not located in a utility fire threat area. Additionally, according to the City General Plan maps, the Project Site is located within a moderate fire hazard severity zone. This designation is based off the probability of an area burning and the expected fire behavior.

The proposed Project would not expose Project occupants or structures to a significant risk of loss, injury, or death involving wildland fires, and the impact is considered less than significant.

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*
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; Submitted Project Materials

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

Less than Significant Impact. The California State Water Resources Control Board (SWRCB) oversees water quality protection throughout the state. To regulate stormwater pollution statewide, the SWRCB has issued the National Pollutant Discharge Elimination System (NPDES) General Permit. The administration of this permit is delegated to Regional Water Quality Control Boards, with the Lahontan Regional Water Quality Control Board responsible for the oversight in the City of Victorville. Construction activities that result in land disturbance greater than or equal to one acre are subject to the NPDES General Permit (SBC 2003).

The proposed Project would result in approximately 13 acres of land disturbance and is subject to the NPDES General Permit, as well as grading and building permits to control erosion and sediment runoff from the construction site. Additionally, dust control measures, in accordance with Air Quality Management District requirements for the high desert, will continue to be implemented to reduce sedimentation and pollution of surface waters. The proposed Project would be required to follow best management practices (BMPs) for runoff, erosion, and sediment control.

Additionally, typical construction wastes, such as discarded building materials, concrete washout, chemicals, litter, and sanitary waste, can negatively impact water quality. To prevent prohibited discharges of potential contaminants, BMPs for the prevention of prohibited discharges are mandatory for all construction sites. These include General Construction Site Waste Management, Spill Prevention and Control Plan, Vehicle Maintenance and Washing Areas, and BMP Inspection and Maintenance.

Following construction, the proposed Project will be required to continue to manage stormwater runoff in compliance with the NPDES General Permit. This will involve developing, implementing, and enforcing a program to address stormwater runoff; incorporating BMPs appropriate for the high-desert communities, reviewing and updating existing ordinances and policies as needed to address post-construction runoff, and ensuring the long-term operation and maintenance of BMPs.

By following the prescribed mitigation measures in the Storm Water Management Program, the Project is not expected to significantly violate water quality standards, contribute to waste discharge concerns, or otherwise degrade surface or groundwater quality. As a result, the overall impact on water quality is anticipated to be less than significant.

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

Less than Significant Impact. Water for the proposed Project would be supplied by Victorville Water District (VWD), which sources water from wells throughout the Upper Mojave River Basin. According to the 2020 Urban Water Management Plan, Victorville Water District has 34 active groundwater wells within its distribution system that are used to pump groundwater from the Mojave River Groundwater Basin (VWD 2021a). Despite a decline in groundwater elevations from increased groundwater pumping over the past 50 years, the groundwater basin remains capable of sustaining annual water demands, even in dry and consecutive multiple-dry years. Producers that exceed its allotted share of water (Free Production Allowance) in a given year must purchase replacement water through a Replacement Water Assessment. Producers can do this by acquiring additional water rights, purchasing imported water from the Mojave Water Agency, or leasing groundwater rights from other holders for a one-year period. VWD is an Alliance for Water Awareness and Conservation (AWAC) partner of the Mojave Water Agency and can purchase water for supplemental needs. The Mojave Water Agency is permitted to deliver water from the California Aqueduct through the State Water Project (MWA 2022a; MWA 2022b). The Mojave Water Agency operates recharge sites to store and bank excess State Water Project water for future use, ensuring water availability in dry years.

The Project Site features an existing treatment facility in the center of the property, consisting of six buildings for the drug and alcohol rehabilitation facility and daycare center, asphalt-paved parking areas, a swimming pool, a concrete-paved recreation area, and necessary utilities. The remaining portion of the site is undeveloped. The proposed Project will incorporate drought-resistant landscaping and accommodate an increase of 144 individuals than the current capacity. The well site, located in the southwestern corner of the property, is not anticipated to need improvements, demonstrating that the Project will not result in a significant increase in water demand.

The Project Site is subject to the Victorville Water District's Water Shortage Contingency Plan, which guides regional efforts to prepare for and respond to water shortages (VWD 2021b). The plan outlines water shortage levels to help manage conservation measures. Currently, the City is in Stage 2: "Threatened Water Supply

Shortage," which includes various landscaping restrictions, prohibition of vehicle washing, and requirements for pools and spas to be covered when not in use. Additionally, a Will Serve Letter is in the process of being issued by the Victorville Water District, confirming the availability of the additional water required for the expansion of the proposed Project.

Given the anticipated water usage, following Victorville Water District's Water Shortage Contingency Plan, and receiving a Will Serve Letter, the Project is expected to have a less than significant impact on groundwater supplies and recharge.

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?*

Less than Significant Impact. The proposed Project includes drainage improvements to reduce runoff from concrete pavements proposed by the Design Team. These enhancements would utilize appropriate strategies to manage drainage on site. Due to offsite flow from the south through existing channels, onsite channels and swales must be maintained or modified to accommodate the Project's upgrades. Additionally, culverts, ditches, and similar roadside improvements will be required to support proper drainage.

The Project would not modify the course of streams or rivers in a way that would cause substantial erosion or siltation on- or off-site. There are no waterways, wetlands, lagoons, or ponds currently or previously present on the Project Site. Given the site's relatively flat terrain, any potential erosion issues during construction activities would be managed through measures outlined in the adopted Stormwater Prevention Pollution Plan for the Project. Upon development, the Project would introduce additional impervious surfaces and landscaped areas, reducing erosion potential while increasing surface runoff. However, the implementation of the Stormwater Prevention Pollution Plan would ensure that runoff water does not exceed the capacity of existing or planned stormwater drainage systems or cause significant pollution. As a result, the Project is anticipated to have a less than significant impact.

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

No Impact. According to the Federal Emergency Management Agency, the Project Site is located in an area of minimal flood risk (Appendix B). Due to the distance from the Pacific Ocean (approximately 70 miles) and other major water bodies, tsunamis and seiches are not considered potential hazards in the vicinity of the site. Additionally, the proposed Project will be subject to the National Pollutant Discharge Elimination System (NPDES) General Permit, which mandates the implementation of best management practices (BMPs) to control and mitigate pollutants. As a result, no significant impacts are anticipated, and no mitigation measures are required.

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

No Impact. The proposed Project is subject to the Construction General Permit, which requires the development and implementation of a Stormwater Pollution Prevention Plan, subject to review and approval by the Regional Water Quality Control Board. The Stormwater Pollution Prevention Plan would incorporate best management practices during construction activities to mitigate pollutants and manage runoff, promoting groundwater recharge where feasible. Additionally, the County will review and approve all the best applicable management practices. With these measures in place, the Project is not expected to substantially degrade water quality.

The Project site is located within the Upper Mojave River Valley Groundwater Basin, which has been classified as “Very Low” priority under the Sustainable Groundwater Management Act Basin Prioritization process, as defined in California Water Code Section 10933(b) (CDWR 2020). While very low-priority basins have the option to develop Groundwater Sustainability Plans, they are not required to do so. The proposed Project would not conflict with or impede the implementation of any water quality control plan or sustainable groundwater management plan. Therefore, no significant adverse impacts are expected, and no mitigation measures are required.

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*
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; Submitted Project Materials

a) *Physically divide an established community?*

No Impact. The Project Site is bordered by two schools to the south and west, with sparse residential, commercial, and vacant land surrounding the area. The proposed Project would expand the existing campus with the addition of two building complexes on either side of the existing structures. The proposed expansion includes multiple residential treatment facilities, a withdrawal management building, an outpatient building, and a wellness center. Despite being surrounded by residential communities, the Project would not physically divide an established community due to the expansion remaining within the current site boundaries. As a result, the Project would not have a 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?*

Less Than Significant Impact. The City of Victorville currently zones the Project Site as Single Family Residential (R-1); a designation intended to protect established neighborhoods of single-family dwellings, provide space for additional single-family developments, and ensure alignment with the low-density residential designation outlined in the General Plan, which allows up to five dwelling units per gross residential acre (Section 16-3.08.010(b)(3)).

However, the proposed Project's development is not constrained by the City's zoning and General Plan regulations due to the County owning the land. The County retains plenary authority over entitlements and permitting.

Furthermore, the County's land use authority is strengthened by the Behavioral Health Continuum Infrastructure Program (BHCIP) authorizing legislation (California Welfare & Institutions Code, § 5960.3 (a)). This legislation stipulates that projects funded by Behavioral Health Continuum Infrastructure Program grants "shall be deemed consistent and in conformity with any applicable local plan, standard, or requirement, and allowed as a permitted use, within the zone in which the structure is located, and shall not be subject to a conditional use permit, discretionary permit, or to any other discretionary reviews or approvals." Due to not being subject to the zoning and general plan designations of the City of Victorville, the proposed Project is consistent with all applicable land use plans, policies, or regulations adopted by the County. Therefore, impacts due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect are less than significant.

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*
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; Submitted Project Materials

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

No Impact. The proposed Project Site is classified as Mineral Resource Zone MRZ-3a for aggregate resources by the California Department of Conservation. This classification indicates moderate potential for the discovery of economic mineral deposits, in this case aggregate deposits (SMGB n.d.). The proposed Project site is not currently, and has not historically been used for mineral extraction. Further, the parcels associated with the proposed Project are zoned as “R-1” (single family residential); a zone in which mineral extraction is not a permitted use. The proposed Project would not influence the availability of a known mineral resource (aggregate) that would 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?

No Impact. The proposed Project is in an area designated by the City of Victorville as MRZ-3a, an area containing known mineral occurrences of undetermined mineral resource significance. Because the area is not located along the Mojave River corridor in the Northern Expansion area, a review and geologic study identifying potential mineral resources from the City Development Services Director is not warranted (City of Victorville 2008). However, the site is in a residential zone and would not be used for mineral extraction. As such, there would not be a loss of availability of a locally important mineral resource recovery site.

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
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; Submitted Project Materials

a) *Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards*

Less than Significant Impact. Noise is defined as loud, unpleasant, unexpected, or unwanted sound. It is measured in decibels (dB), a logarithmic scale of sound pressure level. The A-weighted scale, measured in A-decibels (dBA), adjusts measurements to reflect the frequencies most perceptible to the healthy human ear. The Equivalent Sound Level (Leq) is the average noise level over a given sample period, calculated based on sound energy fluctuations. The Community Noise Equivalent Level (CNEL) is the weighted average sound intensity over a 24-hour period, adjusting for increased sensitivity to noise during specific times. It adds five decibels to evening sounds (7pm-10pm) and ten decibels to nighttime levels (before 7am and after 10pm). Similarly, the Day-Night Average Sound Level (LDN) accounts for heightened sensitivity to nighttime noise by adding 10 decibels to sound levels measured at night (10pm–7am).
A Noise Impact Study, dated January 22, 2025, was prepared for the proposed Project by MD Acoustics, LLC, attached as Appendix E. The Noise Impact Study evaluates the potential transportation, stationary, and construction noise impacts for the Project Site and recommends any necessary mitigation measures to minimize potential noise impacts.

Transportation Noise Impacts
Section 83.01.080(d) of the San Bernardino County Municipal Code prohibits mobile noise sources from exceeding 60 A-decibels Community Noise Equivalent Level in residential areas. The addition of Project-generated vehicle traffic on Cobalt Road, west of the Project Site, would not cause the noise level to exceed 60 A-decibels Community Noise Equivalent Level (Appendix E). Therefore, the impact is considered less than significant.

Stationary Noise Sources
The stationary noise was modeled in SoundPLAN to analyze the noise impact at surrounding receptors to calculate noise level projections (Exhibit E in Appendix E). Section 16-6.12.040 of the City of Victorville's Municipal Code states that ambient noise measurements shall be within 65 A-decibels during the day (7am-10pm) and 55 A-decibels overnight (10pm-7am) in residential areas. The two schools neighboring the Project Site were the nearest sensitive receptors. Section 83.01.080(h) of the San Bernardino County Municipal Code states that schools shall not exceed 45 A-decibels Day-Night Average Sound Level interior. Because interior noise in both schools does not exceed 45 A-decibels Equivalent Sound Level during the loudest hour of operation, the 45 A-decibels Day-Night Average Sound Level interior requirement will be met at both sensitive receptors. The Total Combined Exterior Noise Level did not exceed 55 A-decibels and complies with City municipal code. Therefore, the impact is less than significant.

Construction Noise and Vibration
Construction noise would be considered significant if occurring outside the allowable times specified in the County's Municipal Code (Section 83.01.080(g)(3)). While construction activities would have a temporary or periodic increase in the ambient noise levels, they would adhere to permissible hours. Therefore, the impact is less than significant, and no mitigation measures are required.

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

Less Than Significant Impact. Temporary increases in ground-borne vibration or ground-borne noise levels from the Project Site from construction-related activities would be short-term. The City of Victorville does not regulate ground-borne vibration or noise levels associated with construction, and the County of San Bernardino exempts temporary vibration from construction activities from the vibration thresholds outlined in the San Bernardino County Municipal Code (Section 83.01.090(c)(2)). The worst-case scenario modeled for Larrea Middle School, located south of the Project Site, indicates that vibration levels may be perceptible but remain below the threshold for any risk of damage to modern buildings. Therefore, the impact is considered less than significant, and no mitigation measures are required.

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?*

Less than Significant Impact. The Project is located beyond the 65 A-decibels noise contour of the nearest airport. As a result, the impact from an airport or aircraft noise is less than significant.

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; Submitted Project Materials.

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)?*

Less than Significant Impact. The Project would expand the current St. John of God facility into the Behavioral Health Comprehensive Treatment Campus, addressing the existing community's need for both adolescent and adult treatment facilities. The new facility is intended to provide temporary care for members of the community without causing significant population growth. The expansion includes a new treatment facility and new recovery residences, adding 144 additional beds to the facility. This design aims to enhance the current offering of the facility without significantly increasing the local population. This strategic expansion of the type and number of new units prevents the Project from becoming a catalyst for substantial demographic changes in the area, maintaining the focus on serving the specific needs of individuals within the community. The proposed Project would require a temporary labor force for the construction of new buildings. The short-term nature of this labor would not contribute to substantial population growth. Furthermore, the Project is not proposing extensions of roads or other infrastructure. The Project would not induce direct or indirect substantial unplanned population growth in an area; thus, the impacts would be less than significant.

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

No Impact. The proposed Project will not impact the operations of the existing facility as the campus expansion is under construction. As a result, there will be no significant displacement of people or housing, and no need to construct replacement housing elsewhere in the vicinity. As such, there are no anticipated impacts, and no mitigation measures are deemed necessary to address displacement concerns.

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*
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; Submitted Project Materials

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

Fire Protection?

Less than Significant Impact. The Project Site is located within the Division 5 service area, with fire protection services provided by the San Bernardino County Fire Protection District. The nearest fire station, San Bernardino County Fire Station 315, is located approximately five miles south of the Project Site at 12802 Eucalyptus Street in Victorville (SBC Fire n.d.). The Project would be designed and operated in accordance with applicable federal, state, and local worker safety and fire protection codes and regulations.

The Project's development is anticipated to generate a temporary increase in the number of residents at the facility, which may necessitate an increase in fire protection services. As such, this could lead to a potential increase in demand for fire protection. Construction activities would be short-term and given the terrain and surrounding vegetation of the Project Site, they are not expected to substantially increase wildfire risk or necessitate additional fire protection services. During construction, fire protection services may be required for installation and maintenance, but these needs would be temporary and unlikely to affect service levels or agency response times, given their low probability and short duration.

The Project would be designed and constructed in accordance with San Bernardino County Fire Protection District requirements, including conditions of approval. These requirements include County fire department review and approval of final site plans before building permits are issued, inspections and approval of a building and safety job card, vegetation clearance around buildings and structures, and roadway designs providing adequate fire department access. Additionally, fire suppression design for the new buildings will include an automatic wet fire suppression system, designed in compliance with California Fire Code (CFC) National Fire Protection Association (NFPA) standards, and local amendments. By complying with applicable regulations, the Project will reduce environmental impacts and maintain acceptable service ratios and response times, resulting in less than significant potential impacts to fire protection services.

Police Protection?

Less than Significant Impact. The Project Site is under the jurisdiction of the San Bernardino County Sheriff's Department, with the nearest station located at 14200 Amargosa Road in Victorville, approximately 2.5 miles northeast of the Project Site (SBC Sheriff n.d.). The Project's development could generate a new population in the area, potentially increasing the demand for police protection services. However, given that the nature of the proposed Project is an expansion, neither construction nor operational activities are expected to significantly impact the existing demand for police protection services in the area.

Existing site security features, including new gates and a perimeter security fence, will continue to be employed and maintained throughout Project operations. By complying with applicable County regulations, the Project is not anticipated to result in significant environmental impacts associated with the need for constructing new or physically altered police protection facilities to maintain acceptable service ratios, response times, or other performance objectives. Therefore, the impacts are expected to be less than significant.

Schools?

No Impact. Schools in the immediate area include Silverado High School, located west of the Project Site, and Larrea Middle School, located to the south. Other schools within one mile of the Project Site include University Preparatory School, West Palms Conservatory Visual and Performing Arts, Taylion Academy, Bonanza Preschool and Kindergarten, Park View Preparatory School, Discovery School of the Arts, Champions at Discovery School of the Arts, Morgan Kincaid Preparatory School, Vista Verde

Elementary School, Cobalt Institute of Math and Science, and Mojave River Academy West.

The demand for new or expanded school facilities and services is determined by permanent increases to the local population. Although there may be a temporary increase in student population due to temporary construction workers, it is not expected to be significant. Because construction is short-term, workers are likely to be local and are not anticipated to temporarily or permanently relocate their families to the area and enroll their children in schools close to the Project Site.

As a result, population growth or a substantial increase in school-aged children that would trigger demand for more school services is not anticipated in the area. The construction of new schools, or physically altering existing schools, could cause significant environmental impacts. The Project is not expected to result in the need for more schools to maintain acceptable performance objectives, avoiding significant adverse physical impact associated with the provision of additional school services. Therefore, the Project would have no impact on schools.

Parks?

No Impact. The Project would not include any residential use, such as a subdivision or mobile home park, that would directly increase population. Additionally, the Project would not cause the need for any new or physically altered parks or other recreational component because it will provide outdoor recreation, such as a full-size basketball court, pool, and concrete-paved recreation area.

Construction workers are not expected to generate a demand for local park services because they are not anticipated to relocate to the area with their families due to the temporary nature of their work. The Project would not directly, through physical alteration, or indirectly, through increased use, necessitate the construction or expansion of recreational facilities or the development of additional new or physically altered parks or recreational facilities. Therefore, the Project is not anticipated to result in impacts to parks and recreational facilities.

Other Public Facilities?

No Impact. Due to the temporary nature of residents staying at the proposed Project Site, there is not an anticipated increase the population in the area, thereby avoiding the increased demand for any other public facilities (e.g., libraries). Therefore, the Project would not lead to significant adverse physical impacts related to the provision of new or physically altered governmental facilities to maintain acceptable service ratios, response times, or other performance objectives for any other public facilities. Additionally, it does not require the construction or expansion of such facilities, which could otherwise result in environmental impacts. As a result, no impacts are anticipated.

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*
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; Submitted Project Materials

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?*

No Impact. The Project does not include residential uses and is not expected to increase the local population. As a result, there would be no anticipated increase in the use of existing neighborhood and regional parks and other recreational facilities due to its implementation. Since construction workers would be working in the area temporarily, they are not expected to relocate with their families and generate a demand for local park services. The Project would not substantially increase the use of local or regional parks or recreational facilities causing an acceleration of substantial physical deterioration. Therefore, no impacts are expected to occur.

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?*

No Impact. The Project includes an expansion of existing recreational facilities as well as new facilities, including a full-size basketball court, pool, and concrete-paved recreation area. Although the construction and expansion of recreational facilities could result in an adverse physical effect on the environment, a less than significant impact is anticipated as the Project would be improving the existing facility by adding recreational facilities.

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*
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:

Countywide Plan; Submitted Project Materials

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

Less than Significant Impact. In 2020, the City of Victorville adopted Resolution Number 20-031, establishing 1,285 weekday daily trips as the threshold for significant transportation impacts under the California Environmental Quality Act.

The Project Site, located at 13333 Palmdale Road, southeast of the intersection of Palmdale Road and Cobalt Road, involves an expansion of the existing treatment facility in the center of the property. The proposed Project includes six new buildings to the west and south of the existing complex, along with a new access road off Cobalt Road, generating an estimated 359 weekday daily trips (Appendix G). This trip generation estimate is based on the Institute of Transportation Engineers Trip Generation Manual 11th Edition (2021).

Since the estimated trip generation is below the threshold of significance, a Traffic Impact Assessment was not required by the City. Therefore, the proposed Project is not anticipated to 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)?*

Less than Significant Impact. CEQA Guidelines section 15064.3(b) states that "vehicle miles traveled exceeding an applicable threshold of significance may indicate a

significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact."

Under Public Resources Code (PRC) Division 13 Section 21064.3, a major transit stop is defined as a location that contains:

- An existing rail or bus rapid transit station;
- A ferry terminal served by either a bus or rail transit service; or,
- The intersection of two or more major bus routes with a frequency of service interval of 20 minutes or less during the morning and afternoon peak commute periods.

According to the Governor's Office of Planning and Research, a high-quality transit corridor is defined as "an existing corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours" (OPR n.d.).

As mentioned previously, in 2020, the City of Victorville adopted Resolution Number 20-031, setting 1,285 weekday daily trips as the threshold for significant transportation impacts under the California Environmental Quality Act. The Project Site is not within 0.5-mile of an existing major transit stop, but it does feature a bus stop across the street from the property's access road on Cobalt Road. However, because this bus route operates at 30-minute intervals during peak commute hours, it does not qualify as a high-quality transit corridor. Despite this, the proposed Project is estimated to generate an estimated 359 weekday daily trips, which is well below the threshold of significance. As a result, the Project is not expected to have a significant transportation 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)?*

Less than Significant Impact. The proposed Project does not require any offsite improvements, and its ingress and egress are designed to meet City standards. While the Project will generate additional vehicle trips, it will not alter existing traffic patterns in a way that would create safety hazards. Therefore, the Project would not result in a substantial increase in hazards due to a geometric design feature or incompatible use and no impact is anticipated.

d) *Result in inadequate emergency access?*

No Impact. The proposed Project is an expansion of the existing treatment facility in the center of the property with construction of new treatment facilities and transitional housing for individuals in recovery under the Behavioral Health Continuum Infrastructure Program

(BHCIP) and Community Care Expansion (CCE) program. The Project includes six new buildings that will be constructed to the west and south of the existing complex already in operation on site and a new access road off Cobalt Road.

All access roads will meet width, distance, turnaround, and height limitations for emergency vehicle access determined by the City of Victorville. Additionally, the City determined that a Traffic Impact Analysis was not required for the proposed Project, indicating that the Project is not anticipated to lead to inadequate emergency access. Therefore, no impact is anticipated.

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*
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:

Countywide Plan; Cultural Historical Resources Information System (CHRIS), South Central Coast Information Center, California State University, Fullerton; Submitted Project Materials

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

No Impact. As of July 2015, California AB 52 was enacted and expands CEQA by defining a new resource category, "Tribal Cultural Resources." AB 52 requires Lead Agencies to evaluate a project's potential to impact tribal cultural resources. Such resources include "sites, features, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe and is 1) listed or eligible for listing in the California Register of Historical Resources or 2) included in a local register of historical resources. AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a "tribal cultural resource." As discussed in Section V above, as part of the Cultural Resources Assessment prepared by BCR Consulting in October 2024, archaeologists did not record any cultural resources within the subject property boundaries. Additionally, a cultural resources review was conducted to determine the eligibility of potential historical resources on the Project site (refer to Appendix C). However, all potential resources were determined to be ineligible for listing in the California Register of Historical Resources.

A Sacred Lands File search was completed through the Native American Heritage Commission as well as part of the Cultural Resources Assessment, yielding positive results. The Project team was advised to contact the Chemehuevi Indian Tribe and consult with tribes that are traditionally and culturally affiliated with the Project site.

Native American consultation for the project is being conducted by San Bernardino County, in accordance with AB 52, with six tribes who have submitted general request letters for consultation on projects in the region. These tribes include the Chemehuevi Indian Tribe, the Morongo Band of Mission Indians, the Native American Heritage Commission, the San Manuel Band of Mission Indians, the Soboba Band of Luiseno Indians, and the Twenty-Nine Palms Band of Mission Indians.

Project notification letters were sent to each tribe on June 11, 2025. Responses were received from Yuhaaviatam of San Manuel Nation and Twenty-Nine Palms Band of Mission Indians. Correspondence with Twenty-Nine Palms has been completed, while consultation with Yuhaaviatam is ongoing. No responses have been received from the Chemehuevi Indian Tribe, Morongo Band of Mission Indians, the Native American Heritage Commission, or Soboba Band of Luiseño Indians.

Based on the absence of identified cultural resources within the Proposed Action Area and the ongoing tribal consultation process, no impacts to listed or eligible historical resources are anticipated, and no mitigation is required.

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?

Less than Significant with Mitigation Incorporated. The Project site has been previously disturbed for the development of its existing use and, in addition, has no record of listing it in any register of historical resources. Nonetheless, the presence of remains or unanticipated cultural resources under the ground surface of the Project Site and vacant adjacent lot is possible. Implementation of **Mitigation Measures CR-1, CR-2, and CR-3** would ensure that impacts due to discovery of unanticipated cultural resources during excavation would be less than significant with mitigation incorporated.

Mitigation Measures

Mitigation Measure CR-1

Prior to the start of construction, a qualified archaeologist will be retained to provide Worker Environmental Awareness Program (WEAP) training to all contractors conducting Project-related ground disturbing activities. The WEAP training will include information about the types of archaeological resources that could be encountered, the laws and regulations regarding archaeological resources, and the protocols to follow in the event of an inadvertent discovery.

Should archaeological material be encountered during Project-related ground disturbance all work in the vicinity of the discovery must be halted. A 60-foot buffer around the discovery will be demarcated and work may resume elsewhere in the Project area outside of that buffer. In the event that cultural resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the Project outside of the buffered area may continue during this assessment period. Should the discovery be precontact in age, consultation with the Yuhaaviatam of San Manuel Nation and Twenty-Nine Palms Band of Mission Indians shall occur.

Mitigation Measure CR-2

If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan. The archaeologist shall monitor the remainder of the Project and implement the Plan accordingly. Correspondence with Yuhaaviatam of San Manuel Nation and Twenty-Nine Palms Band of Mission Indians

shall be conducted to determine if a tribal representative is requested to participate in monitoring activities during ground disturbance.

Mitigation Measure CR-3

If human remains or funerary objects are encountered during any activities associated with the Project, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant. The most likely descendant shall complete the inspection of the site and provide recommendations for treatment to the landowner within 48 hours of being granted access.

Implementation of **Mitigation Measures CR-1, CR-2,** and **CR-3** (Section V) would reduce potentially significant impacts of the Proposed Project associated with Tribal Cultural Resources to less than significant.

	Issues	*Potentially Significant Impact*	*Less than Significant with Mitigation Incorporated*	*Less than Significant*	*No Impact*
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; Submitted Project Materials

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?*

Less Than Significant Impact.

Wastewater
During construction, a negligible amount of wastewater is expected to be generated by construction workers. This wastewater generation would be temporary, lasting for the duration of construction activities, which is anticipated to be approximately 18 months. Wastewater disposal needs would be provided on-site via portable toilet facilities for use during construction. Proper handling and disposal of wastewater in compliance with regulations would be the responsibility of the portable toilet contractor.

Additional best management practices during Project construction will include proper disposal of wastewater and all process wastewater must be discharged to a sanitary sewer or an approved wastewater treatment system, never into storm drains; the use of designated wash areas; employee training on proper handling and disposal procedures for wastewater and hazardous materials; structural best management practices for spill containment and secondary containment (e.g., berms, sumps, or containment pallets).

The Project includes the construction of 17 new public and staff restrooms and 40 new private restrooms. The Adult Campus, in the western portion of the Project Site, will consist of four new buildings. The Adult Residential Treatment Facility includes a staff restroom in the center and nine (9) private bathrooms for the residents throughout the building; the Adult Withdrawal Management building includes a staff restroom in the center and six (6) private bathrooms for the residents throughout the building; the Outpatient building includes four restrooms in the center; and the Adult Recovery Residences building includes 14 private restrooms for the residents throughout the building. The Adolescent Campus, in the southern portion of the Project Site, will consist of three new buildings. The Adolescent Psychiatric Residential Treatment Facility includes five (5) restrooms (staff and public) in the center of the building and six (6) private bathrooms for the residents in the northern portion of the building; the Adolescent Residential Treatment Facility includes four (4) restrooms (staff and public) in the center

of the building and five (5) private restrooms for the residents in the southern portion of the building; and the Adolescent Wellness Center includes two (2) restrooms on the southwest edge of the building.

Wastewater generation would be discharged through 57 new service connections on-site. Although the Project would require the construction of new or expanded wastewater treatment facilities, the construction is not expected to cause significant environmental effects as best management practices will be followed by the construction team. Therefore, impacts are expected to be less than significant.

Electric Power and Natural Gas
The Project would be required to coordinate removal or relocations of electrical infrastructure and comply with site-specific requirements set by Southern California Edison (SCE). This coordination would minimize service disruptions and reduce potential impacts associated with grading, construction, and development within Southern California Edison easements. Construction would not involve the installation of new natural gas connections to serve the Project Site Therefore, the Project would not necessitate the relocation or construction of new or expanded electric power or natural gas facilities, avoiding associated potential significant environmental impacts. As a result, impacts are expected to be less than significant.

Telecommunications
Technology rooms would be provided primarily to house passive components and active devices to interconnect devices with the Project Site's network. Rooms and cabinets would be designed pursuant to local codes and would comply with Building Industry Consulting Service International (BICSI), Telecommunications Distribution Methods Manual (TDMM), American National Standards Institute Transimpedance Amplifier (ANSI/TIA) standards, Institute of Electrical and Electronics Engineers (IEEE) standards, industry best practices, and Project Site requirements. Rooms would be centrally located; (2) buildings would be interconnected via underground conduits and vault network; (3) rooms shall serve a maximum of 10,000 square feet of space, and a maximum of 90 meters or 295 feet of maximum category cable length.

Project construction would be coordinated with telecommunications service providers before installation. Therefore, installation of telecommunications systems would not cause significant environmental effects. As a result, impacts are anticipated to be less than significant.

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

Less than Significant Impact. The Project Site includes an existing facility with water line connections. The Project will include additional water line connections to the following new facilities: one wet nurse station, one commercial kitchen, two employee breakrooms, two wet medical buildings, five laundry rooms, 17 restrooms, and 62 patient rooms.

Water is currently being sourced for the existing facility from the Victorville Water District. The new water line connection design must be coordinated and approved by the Victorville Water District. Although the Project will be installing more water pipelines on-

site, the new infrastructure would not cause significant environmental impacts as the site already exists. Therefore, impacts would be less than significant.

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?*

Less Than Significant Impact. Construction and operation of the Project would not lead to a determination by the wastewater treatment provider that its capacity is insufficient to meet the Project's projected demand alongside its existing commitments. During construction, portable toilet facilities would be used, and the Project would not result in the construction of new wastewater treatment facilities or the expansion of existing facilities. Therefore, impacts would be less than significant.

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?*

Less than Significant Impact. San Bernardino County would implement its Countywide Integrated Waste Management Plan (CoIWMP) to provide appropriate management and disposal of waste. The County's Solid Waste Management Division is responsible for the operations and management of the County's solid waste disposal system (SBC Public Works n.d.). Short-term construction would generate solid waste, resulting in construction debris such as concrete, wiring, metal, packaging, and other items. Construction waste would be disposed of at a landfill or recycling facility.

Project operations would generate small amounts of solid waste, mostly from workers onsite while performing routine maintenance and residents of the facility. All occupied properties in the City of Victorville must have trash, organics, and recycling services (City of Victorville n.d.). The proposed Project would maintain waste services consistent with the existing facility, utilizing designated containers for trash, recycling, and organics. In accordance with Victorville's Municipal Code Chapters 6.36 and 6.37, recyclables and organics will be kept separate from trash, with waste occurring once per week. Any hazardous waste produced by construction or operation of the Project would be disposed of at the City of Victorville Household Hazardous Waste Collection Center.

The County of San Bernardino owns and operates the Victorville Sanitary Landfill, a Class III landfill, which serves the City of Victorville. The Victorville Sanitary Landfill is approximately 11 miles northeast of the Project Site and has a maximum capacity of 360,000 cubic yards. The landfill has sufficient capacity for disposal for the next 15 years. The County has plans to expand the landfill, extending its life beyond 2050 (SBC 1995). Therefore, the Victorville Sanitary Landfill has sufficient permitted capacity to accommodate the Project's solid waste disposal needs.

As mentioned, construction materials and debris will be disposed of at a landfill or recycling facility. There are many industrial recycling facilities in San Bernardino County near the Project Site that would be able to accommodate recyclable wastes from construction activities. A collection and recycling program would be employed to promote recycling and minimize disposal to landfills. Disposal activities would comply with federal, State, and local standards. As a result, construction, operation, and maintenance of the Project would not generate solid waste exceeding State or local

standards, or exceed the capacity of local infrastructure, or otherwise impact the attainment of solid waste reduction goals. Therefore, impacts are expected to be less than significant.

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

Less Than Significant Impact. As stated above, the Project would generate solid waste during construction and operations. The generation of solid waste would require consideration of waste reduction and recycling methods. Local government agencies, including San Bernardino County, are required under Assembly Bill 939 (AB 939), known as the California Integrated Waste Management Act (AB 939, Chapter 1095, Statutes of 1989, as amended), to develop source reduction, reuse, recycling, and composting programs to transfer solid waste that would have been transported to landfills.

Under AB 939, counties must divert at least 50 percent of their solid waste into recycling. If the County's solid waste quantities exceed the threshold, then the County would pay fines or penalties from the State of California for non-compliance with AB 939. Also, the California Solid Waste Reuse and Recycling Access Act of 1991, as amended, requires expanded or new development projects to implement recycling storage areas during the design phase (CalRecycle n.d.).

Solid waste would be disposed of during construction and operations by complying with applicable solid waste regulations. The minimum quantity of solid waste generated by employees during maintenance activities would be collected daily and transported to a landfill or recycling center for disposal. The Project would comply with federal, state, regional, and local reduction statutes and regulations related to solid waste; as such, potential impacts are expected to be less than significant.

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*
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:

Countywide Plan; Submitted Project Materials

a-d) **No Impact.** The proposed Project Site is not located within a very high fire hazard severity zone according to City General Plan maps or Local Responsibility and State Responsibility Area maps. Therefore, no impacts associated with wildfire would occur and no mitigation is required.

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 or Does Not Apply*
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?*

Less than Significant Impact with Mitigation Incorporated. The proposed Project is an expansion of the existing six-building transitional housing and addiction treatment center complex located in the center of the Project Site in the desert region of San Bernardino County. Expansion involves the construction of new treatment facilities and transitional housing for individuals in recovery under the Behavioral Health Continuum Infrastructure Program and Community Care Expansion program.

The Project Site consists of Creosote Bush—White Bursage Scrub habitat and eight (8) special-status species that have a low potential to occur (see Biological Resources). The implementation of Mitigation Measures BIO-1, BIO-2, and BIO-3 will address potential impacts to the species through educating on-site workers, pre-construction nesting bird surveys, and potential biological monitoring during ground disturbing activities if species are present. The Project Area also provides habitat for western Joshua trees. The footprint of the proposed Project is more than 50 feet away from all western Joshua trees on the property, and no Project activities will occur near them. Therefore, the Project would not jeopardize the continued existence of the western Joshua tree. If needed, the implementation of Mitigation Measure BIO-4 will address impacts if Project activities occur within 50 feet.

The Cultural Resources Assessment conducted for the Project did not indicate sensitivity for cultural resources (historical or archaeological) within the Project Site. However, because ground-disturbing activities have the potential to uncover buried cultural resources or human remains, mitigation measures (CR-1, CR-2, and CR-3) have been incorporated to ensure proper assessment and treatment if any discoveries are made during construction. These measures include stopping work in the affected area, consulting with a qualified archaeologist, and notifying the appropriate tribal and governmental agencies. With these mitigation measures in place, the Project's impact on cultural resources would be less than significant.

The geologic units underlying the proposed Project Site are composed of alluvial fan deposits from the Pleistocene epoch, which would make any fossil specimen from the Project Site scientifically significant. The implementation of Mitigation Measure GEO-1 will address potential impacts to paleontological resources if present on the Project Site through educating on-site workers, monitoring, and having a plan in place in the case of

a discovery. With this mitigation measure in place, the Project's impact on paleontological resources would be less than significant.

The proposed Project is not anticipated to cause a substantial adverse change to tribal cultural resources. No tribal cultural resources listed or eligible for listing in the California Register of Historical Resources or a local register were identified within the Project Site. Therefore, no impact is expected in this regard. However, there is potential for previously unknown tribal cultural resources to be encountered during ground-disturbing activities. To address this possibility, the project includes mitigation measures (CR-1, CR-2, and CR-3). These measures require notifying the Yuhaaviatam of San Manuel Nation and Twenty-Nine Palms Band of Mission Indians Tribes if any cultural resources are discovered, allowing for their input on significance and treatment, and ensuring all cultural resource documentation is shared with the Tribe. Additionally, mitigation measure CR-3 provides further protection in the event of unexpected discoveries. With these mitigation measures in place, any potential impacts to tribal cultural resources would be reduced to a less than significant level.

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)?*

No Impact. Construction of the Project in conjunction with other approved or pending projects in the region would not result in cumulatively considerable impacts to the physical environment. As concluded throughout the analysis above, the proposed Project would include both operation- and construction-related Project components whose adherence to applicable regulations would ensure that the proposed Project's incremental contribution would be less than cumulatively considerable.

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

No Impact. All potential impacts have been thoroughly evaluated and have been deemed to be neither individually significant nor cumulatively considerable in terms of adverse effects upon the region, the local community or its inhabitants. At a minimum, the Project will be required to meet the conditions of approval for the Project to be implemented. It is anticipated that all such conditions of approval will further ensure that no potential for adverse impacts will be introduced by construction activities, initial or future land uses authorized by the Project approval.

XXII. MITIGATION MEASURES

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

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

Biological Resources

Mitigation Measure BIO-1

Prior to Project activities within the Study Area, a qualified biologist shall initiate a Worker Environmental Awareness Program (WEAP) designed to educate on-site workers about critical environmental concerns associated with the Project. This training shall be mandatory for on-site personnel. It shall be administered on the first day of work, before Project activities commence. This training shall place particular emphasis on educating participants about the protected species that may potentially be present within the Study Area, including but not limited to the desert tortoise, burrowing owl, Mohave ground squirrel, other potentially occurring special-status species, and nesting birds.
The program shall include the following elements:

- A presentation, either developed by a qualified biologist or in consultation with one, which shall address the sensitive biological resources that may be present within the Study Area. It shall also elucidate the rationale behind safeguarding these resources and the consequences of non-compliance.

- Brochures or booklets that contain written descriptions, photographs of protected species, and a comprehensive list of site rules related to the protection of biological resources. These materials shall be distributed to all participants in the WEAP.

- Contact information for the project's biological monitor, along with clear instructions for participants to contact the monitor with inquiries concerning the WEAP presentation or booklets.

- An acknowledgement form that each worker is required to sign, confirming their receipt of WEAP training and their commitment to adhere to the rules aimed at preserving biological resources.

The client shall bear the responsibility for ensuring all on-site personnel receive the WEAP training throughout the entire Project. A training log shall be maintained within the Study Area by the general contractor and signed by on-site personnel immediately after WEAP training to document compliance with this requirement.

Mitigation Measure BIO-2

To avoid impacts to nesting birds associated with the proposed Project, initial construction related to ground disturbing activities shall occur outside of the avian nesting season (January through September). If construction and construction noise occur within this avian nesting season, all suitable habitats within 100 feet of the Project Site shall be surveyed for the presence of nests by a qualified biologist no more than five (5) days before commencement of any vegetation removal or other ground disturbing. If it is determined that the Project Site is occupied by nesting birds, protective measures shall be implemented as described below.

If pre-construction nesting bird surveys result in the location of active nests, no grading, vegetation removal, or heavy equipment activity shall take place within 300 feet of non-raptor nests and 500 feet of raptor nests, or as determined by a qualified biologist. Protective measures (e.g., sampling) shall be required to ensure compliance with the California Fish and Game Code requirements. The qualified biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts occur. A report of the findings, prepared by a qualified biologist, shall be submitted to San Bernardino County prior to construction-related activities that have the potential to disturb any active nests during the nesting season.

These surveys shall provide avoidance to impacts to Swainson's hawk, loggerhead shrike, and Le Conte's thrasher. These species are not likely to nest within the Project Site; however, they may use portions of the Project Site temporarily to forage. In the event of a nest observation, during pre-construction nesting bird surveys, the minimization measures described above shall be followed.

Mitigation Measure BIO-3

In the event of an observation of an active nest, Swainson's hawk, loggerhead shrike, Le Conte's thrasher and/or any other species-status species, a qualified biologist shall be designated as the biological monitor. This monitor shall be required to be on-site at all times during activities involving vegetation clearance or ground disturbance. Their primary responsibility shall be to ensure that potential impacts to biological resources are either avoided or minimized to the greatest extent possible.

Once the Project approaches a phase where it is determined by the biological monitor that biological resources are no longer present, as determined by their expertise, they may request a reduction or discontinuation of biological monitoring in that specific area.

The biological monitor shall be vested with the authority to halt specific Project activities if they suspect violations of avoidance or minimization measures or if there are concerns about compliance with local, state, or federal laws. This authority is essential for the protection of biological resources and adherence to regulatory requirements.

Mitigation Measure BIO-4

Ten (10) western Joshua trees are present in the Study Area, located more than 50 feet outside of the expected area of disturbance. If project activities impact any western Joshua trees within 50 feet, mitigation measures and an Incidental Take Permit will be required. The California Department of Fish Wildlife will be contacted to discuss specific mitigation measures and issuance of the permit.

Regarding the Western Joshua Tree Conservation Act, the Project is located in an area that is subject to standard western Joshua tree removal fees. The Western Joshua Tree Conservation Act mitigation fees for the Project are classified into three categories based upon the height of the western Joshua tree as follows:

- Trees 5 meters (16.4 feet) or greater - $2,544.75
- Trees 1 meter (3.28 feet) or greater but less than 5 meters - $509
- Trees less than 1 meter - $346

Cultural Resources

Mitigation Measure CR-1

Prior to the start of construction, a qualified archaeologist will be retained to provide Worker Environmental Awareness Program (WEAP) training to all contractors conducting Project-related ground disturbing activities. The WEAP training will include information about the types of archaeological resources that could be encountered, the laws and regulations regarding archaeological resources, and the protocols to follow in the event of an inadvertent discovery.

Should archaeological material be encountered during Project-related ground disturbance all work in the vicinity of the discovery must be halted. A 60-foot buffer around the discovery will be demarcated and work may resume elsewhere in the Project area outside of that buffer. In the event that cultural resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the Project outside of the buffered area may continue during this assessment period. Should the discovery be precontact in age, consultation with the Yuhaaviatam of San Manuel Nation and Twenty-Nine Palms Band of Mission Indians shall occur.

Mitigation Measure CR-2

If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan. The archaeologist shall monitor the remainder of the Project and implement the Plan accordingly. Correspondence with Yuhaaviatam of San Manuel Nation and Twenty-Nine Palms Band of Mission Indians shall be conducted to determine if a tribal representative is requested to participate in monitoring activities during ground disturbance.

Mitigation Measure CR-3

If human remains or funerary objects are encountered during any activities associated with the Project, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will

determine and notify a most likely descendant. The most likely descendant shall complete the inspection of the site and provide recommendations for treatment to the landowner within 48 hours of being granted access.

Geology and Soils

Mitigation Measure GEO-1: Paleontological Resource Mitigation Program

Prior to the initiation of ground-disturbing activities, a Paleontological Resource Mitigation Program (PRMP) shall be developed and implemented to address potential impacts to paleontological resources. The PRMP shall include the following components:

1. Preconstruction Preparation:
   - A qualified professional paleontologist shall prepare a PRMP outlining monitoring protocols, fossil recovery methods, and reporting requirements.
   - Construction personnel shall receive training on the recognition of paleontological resources and the procedures to follow if resources are encountered.
2. Monitoring:
   - Paleontological monitoring would take place based on requirements of the PRMP
3. Fossil Salvage and Documentation:
   - If fossils are discovered, the paleontological monitor shall halt work in the immediate area, recover and document the specimens consistent with the PRMP.
4. Curation and Reporting:
   - All recovered fossils shall be cleaned, stabilized, identified, and curated at an accredited institution, such as a natural history museum or university repository, for permanent preservation and scientific study.
   - A final mitigation report shall be prepared and submitted to the lead agency and repository institution consistent with the PRMP. The report shall summarize all paleontological activities, findings, and methods.
5. Unanticipated Discoveries:
   - If unanticipated paleontological resources are discovered outside of identified sensitive areas, work shall stop in the vicinity of the discovery until

the paleontologist evaluates the significance of the find and determines the appropriate course of action.

Tribal Cultural Resources

Mitigation Measure CR-1

Prior to the start of construction, a qualified archaeologist will be retained to provide Worker Environmental Awareness Program (WEAP) training to all contractors conducting Project-related ground disturbing activities. The WEAP training will include information about the types of archaeological resources that could be encountered, the laws and regulations regarding archaeological resources, and the protocols to follow in the event of an inadvertent discovery.

Should archaeological material be encountered during Project-related ground disturbance all work in the vicinity of the discovery must be halted. A 60-foot buffer around the discovery will be demarcated and work may resume elsewhere in the Project area outside of that buffer. In the event that cultural resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the Project outside of the buffered area may continue during this assessment period. Should the discovery be precontact in age, consultation with the Yuhaaviatam of San Manuel Nation and Twenty-Nine Palms Band of Mission Indians shall occur.

Mitigation Measure CR-2

If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan. The archaeologist shall monitor the remainder of the Project and implement the Plan accordingly. Correspondence with Yuhaaviatam of San Manuel Nation and Twenty-Nine Palms Band of Mission Indians shall be conducted to determine if a tribal representative is requested to participate in monitoring activities during ground disturbance.

Mitigation Measure CR-3

If human remains or funerary objects are encountered during any activities associated with the Project, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant.

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Appendices

Appendix A – Air Quality, Greenhouse Gas, and Energy Impact Study

Appendix B – Biological Resources Assessment

Appendix C – Cultural Resources Assessment

Appendix D – Geotechnical Engineering Report

Appendix E – Noise Study

Appendix F – Phase I Environmental Site Assessment

Appendix G – Traffic Studies (Trip Generation and VMT Screening Assessments)