

U.S. Dept. of Agriculture
Rural Utilities Service

Environmental Assessment

APPENDIX I

**HAZARDS AND HAZARDOUS
MATERIALS**



Hazards & Hazardous Materials

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The Project Site was not found on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control's EnviroStor data management system.⁴ EnviroStor tracks cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. No hazardous materials sites are located within or in the vicinity of the Project Site. EnviroStor lists one site identified located approximately .50 miles to the south of the site as Victorville Precision Bombing Range (PBR) No. 4 FUDS Project No J09CA06890, an inactive and historical former range.

The United States Army Corps of Engineers engaged Parsons Infrastructure & Technology Group, Inc. to prepare a Site-Specific Work Plan (SS-WP) for this range. The Final Site Specific Work Plan Addendum to the Programmatic Work Plan Former Victorville Precision Bombing Range No. 4 San Bernardino County, California FUDS Project No J09CA068901 is dated August 2007. According to the Addendum the Project described in the SS-WP *"encompasses 640 acres containing a target area previously used for bombing practice" and "the land comprising the Victorville PBR No. 4 Site is currently owned by 80 landowners (CESPL, 1991)."*

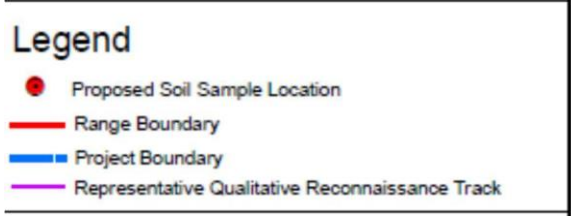
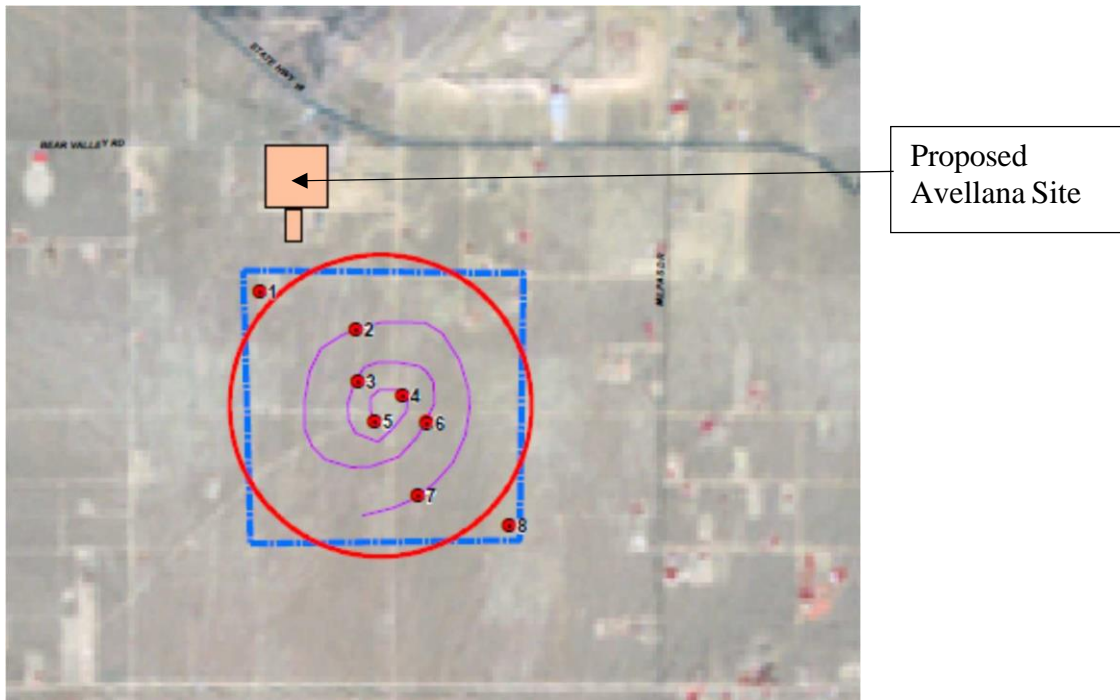
SS-WP Figure 3.2 Qualitative Reconnaissance and Sample Locations Map Victorville PBR #4 FUDS Project No. J09CA068901 depicts the Range Boundary in red and the Project Boundary in blue. The Proposed Project Site has been plotted on this Figure and the Proposed Project Site is not located within either the Range Boundary nor the SS-WP Project Boundary.

SS-WP Figure 5.2 1.5-mile Surface Water Target Distance Victorville PBR #4 FUDS Project No. J09CA068901 depicts the Surface Water Flow Direction and Distance Line in purple, the Range Boundary in red and the Project Boundary in blue. The surface water flow direction is northeast of the Proposed Senior Wellness Community Project Site.

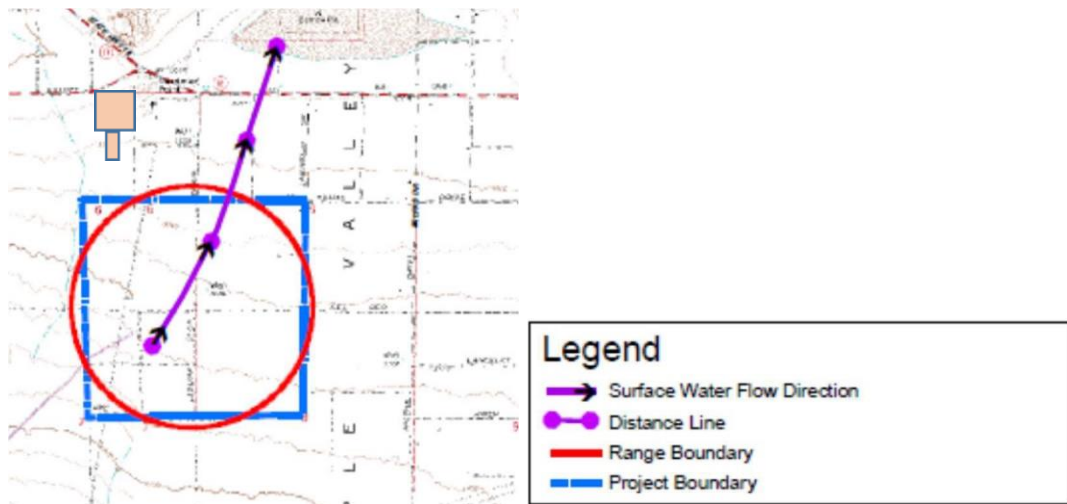
The following excerpts from these Figures show the Proposed Project Site outside of the SS-WP Project Boundary and Range and west of the direction of surface water flows.

⁴<https://www.envirostor.dtsc.ca.gov/public/map/?myaddress>. Accessed February 17, 2022.

**SS-WP Figure 3.2 Qualitative Reconnaissance and Sample Locations Map
Victorville PBR #4 FUDS Project No. J09CA068901**



**SS-WP Figure 5.2 1.5-mile Surface Water Target Distance Victorville PBR #4 FUDS
Project No. J09CA068901**



The 2019 County of San Bernardino General Plan FEIR Chapter 05-08-HAZ Section 5 Environmental Analysis Hazards and Hazardous Materials, Former Defense Sites addressed the County's long history of military training grounds located within the County, which states the following:

“San Bernardino County has a long history as military training grounds, testing grounds, storage/disposal facilities, manufacturing, and landing strips. Many historical sites have contamination. As underdeveloped lands are considered for development or open space and recreational uses, people and the environment could be exposed to unexploded ordnance, chemical releases, or other hazards.

San Bernardino County has 54 formerly used defense (FUD) sites, transferred from the Department of Defense prior to 1986. Many require cleanup for one or more conditions: 1) hazardous, toxic, and radioactive waste; 2) building demolition and/or debris; 3) military munitions and munitions constituents; and 4) containerized hazardous, toxic, and/or radioactive waste. The majority of FUD sites are in the Desert Region, but several are in the Valley Region. They cover a total of 258,000 acres, or just over 400 square miles. According to the General Accounting Office, remediation costs range from \$320 to \$420 million. Many FUD sites have only received preliminary evaluations, although cleanup has commenced on a few.

In 1996, Congress established the Army's Defense Environmental Restoration Program, a two-part program to provide for the cleanup of Department of Defense sites. The Installation Restoration Program identifies, investigates, and cleans up hazardous substances, pollutants, and contaminants at active Army installations. The Military Munitions Response Program addresses nonoperational rangelands with unexploded ordnance, discarded military munitions, or munitions constituents. The FUD Site Program was enacted to clean up environmental contamination at properties no longer under military use.”

The State of California Department of Toxic Substance Control (DTSC) letter dated 8/4/2016 to ACOE regarding the Completion of Formerly Used Defense Site (FUDS) Screening Site Visit Reports for Southern California, Fiscal Year 2014/20216 stated, *“VICTORVILLE PBR NO 4 – High Priority munitions RI start is needed and ACOE was notified in 2015. Interim Risk Management notification is also recommended since residents and recreational users are in close proximity. In 2008, DTSC concurred with ACOE on the RI recommendation.”*

The Letter had stated that while a number of the munitions FUDS had Site Inspections completed in 2008 with ACOE recommendation to proceed, the majority had been idle since the SI was completed. The letter recommended that ACOE consider adding them to the Interim Risk Management list for notification to site users and nearby residents, until the RI is completed. This is the most current data of record on the EnviroStor database. The EnviroStor Profile Report Property History concluded, *“The only DoD improvements still on the site are the weathered remains of the asphalt bombing target. Five houses and a small dirt airstrip are on the site.”*

That said, the subject property is not within the boundary not within the SS-WP Project Boundary. As such 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 and, as a result, would not create a significant hazard to the public or the environment. Therefore, there is no impact from the Project Site.

The Project Site is located approximately eight miles southeast of the Apple Valley Airport. As shown on the San Bernardino County General Plan Hazard Overlay Map FH07 B AND FH08B, the Project Site is not within an airport safety review area.⁵ The Project Site is not located within the vicinity of a private or public airstrip. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

The nearest evacuation routes to the Project Site include State Highway 18 located approximately two miles north of the Project Site and Interstate 15 located approximately 2.5 miles west of the Project Site.⁶ Access to the Project Site would be provided via Yates Road. Secondary emergency access would be provided via an easement from Mojave Narrows Regional Park north of the Project Site. Construction and operation of the Proposed Project is not anticipated to interfere with the use of routes during an evacuation. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County. Furthermore, the Project Site does not contain any emergency facilities. Project operations at the site would not interfere with an adopted emergency response or evacuation plan. No impacts are identified or anticipated, and no mitigation measures are required.

The Project Site is not within a fire safety overlay district as identified in the San Bernardino County General Plan – Hazard Overlay Map FH07B & FH08B⁷. The Site is surrounded by vacant land followed by railroad tracks to the west, residential uses to the south, Mojave Narrows Regional Park to the north and vacant land to the east. Mojave Narrows Regional Park is regularly maintained and is void of heavy vegetation. The Proposed Project is located approximately nine miles northeast of the nearest identified hazardous fire area. Therefore, the Proposed Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

⁵ http://www.sbcounty.gov/Uploads/lus/HazMaps/FH07B_20100309.pdf. Accessed February 15, 2022.

⁶ <http://www.sbcounty.gov/Uploads/lus/GeneralPlan/FINALGP.pdf>. Accessed February 15, 2022.

⁷ http://www.sbcounty.gov/Uploads/lus/HazMaps/FH08B_20100309.pdf. Accessed February 15, 2022