

INITIAL STUDY & MITIGATED NEGATIVE DECLARATION

AUBURN (ECOSAVE III) DEVELOPMENT AUBURN AVE, PEARMAIN ST. & BARCELONA AVE. LOCATION AND DEVELOPMENT PLAN (LDP) ADELANTO, CALIFORNIA APN 0459-053-54



LEAD AGENCY:

**CITY OF ADELANTO
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
11600 AIR EXPRESSWAY
ADELANTO, CALIFORNIA 92301**

REPORT PREPARED BY:

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JULY 19, 2024

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MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Auburn Development, Ecosave III (LDP 23-02)

PROJECT APPLICANT: The Applicant for the proposed project is Jason Ye, Ecosave – Development, LLC. 1830 Flower Avenue, Duarte, California 91010

PROJECT LOCATION: The proposed project site is located at the northwest corner of Pearmain Street and Barcelona Avenue. The site is bounded by Pearmain Street to the west, Barcelona Avenue to the south, Auburn Avenue to the north, and Adelanto Road to the east. No address has been assigned to the property. The site's corresponding Assessor Parcel Number (APN) is 0459-053-54. The project site is located within the Northeast ¼ of the Southeast 1/4 Section 21, Township 6 North, and Range 5 West.

CITY AND COUNTY: City of Adelanto, San Bernardino County.

PROJECT: The applicant is proposing a warehouse building that would consist of 306,106 square feet on a project site totaling 17.4 acres or 758, 299 square feet. The new building would include 295,606 square feet of warehousing floor area and 10,500 square feet of office floor that would be located near the southwest corner of the building. The office area would also include a mezzanine consisting of 5,228 square feet. A total of 205 parking stalls, 60 trailer stalls, and 45 dock-high truck doors are being proposed by the applicant. In addition, 18,515 square feet of the site would be dedicated to improving the streets surrounding the project site. Landscaping would total 103,798 square feet and would be located around the perimeter of the site and the building elevations. A 37,903 square-foot water retention area would be located on-site, in the westerly portion of the site. An 8-foot tall perimeter fence would surround the site excluding the southern parking lot.

EVALUATION FORMAT: The attached initial study is prepared in accordance 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 the attached Initial Study was guided by Section 15063 of the State CEQA Guidelines. The project was evaluated based on its effect on 21 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 includes a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

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

No Impact: No impacts are identified or anticipated, and no mitigation measures are required.

Less than Significant Impact: No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less than Significant Impact with Mitigation: Possible significant adverse impacts have been identified or anticipated and mitigation measures are required as a condition of the project's approval to reduce these impacts to a level below significance.

Potentially Significant Impact: Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts.

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AUBURN (ECOSAVE III) DEVELOPMENT • AUBURN AVE., PEARMAIN ST. & BARCELONA AVE. • LDP 23-02

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below will be potentially affected by this project, requiring potential mitigation as indicated by the checklist in the attached Initial Study.

- | | | |
|--|--|---|
| ☐ Aesthetics | ☐ Agriculture & 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 & Traffic | ☒ 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 <i>COULD NOT</i> have a significant effect on the environment, and a <i>NEGATIVE DECLARATION</i> 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 <i>MITIGATED NEGATIVE DECLARATION</i> shall be prepared.
☐	The proposed project <i>MAY</i> have a significant effect on the environment, and an <i>ENVIRONMENTAL IMPACT REPORT</i> is required.
☐	The proposed project <i>MAY</i> 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 <i>ENVIRONMENTAL IMPACT REPORT</i> 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 <i>earlier EIR or NEGATIVE DECLARATION</i> pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that <i>earlier EIR or NEGATIVE DECLARATION</i> , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature _____

Date _____



TABLE OF CONTENTS

SECTION 1. INTRODUCTION.....	7
1.1 OVERVIEW OF THE PROPOSED PROJECT.....	7
1.2 PURPOSE OF THIS INITIAL STUDY	7
1.3 INITIAL STUDY'S ORGANIZATION.....	8
SECTION 2. PROJECT DESCRIPTION.....	9
2.1 PROJECT LOCATION	9
2.2 ENVIRONMENTAL SETTING	9
<i>Exhibit 2-1 Regional Map</i>	<i>10</i>
<i>Exhibit 2-2 Citywide Map.....</i>	<i>11</i>
<i>Exhibit 2-3 Local Map</i>	<i>12</i>
<i>Exhibit 2-4 Aerial of Project Site.....</i>	<i>13</i>
<i>Table 2-1 Summary of Environmental Setting</i>	<i>14</i>
2.3 PHYSICAL CHARACTERISTICS OF THE PROPOSED PROJECT	14
<i>Table 2-2 Summary of Proposed Project</i>	<i>15</i>
2.4 OPERATIONAL CHARACTERISTICS OF THE PROPOSED PROJECT	16
2.5 CONSTRUCTION CHARACTERISTICS	16
<i>Exhibit 2-5 Proposed Site Plan.....</i>	<i>17</i>
2.6 DISCRETIONARY ACTIONS.....	18
SECTION 3 ENVIRONMENTAL ANALYSIS	19
3.1 AESTHETICS	19
3.2 AGRICULTURE & FORESTRY RESOURCES.....	22
3.3 AIR QUALITY	24
TABLE 3-1 ESTIMATED DAILY CONSTRUCTION EMISSIONS.....	26
TABLE 3-2 ESTIMATED OPERATIONAL EMISSIONS IN LBS./DAY.....	27
<i>Exhibit 3-1 Sensitive Receptors Map</i>	<i>28</i>
3.4 BIOLOGICAL RESOURCES	29
3.5 CULTURAL RESOURCES.....	35
3.6 ENERGY.....	39
<i>Table 3-3 Estimated Annual Energy Consumption</i>	<i>40</i>
3.8 GREENHOUSE GAS EMISSIONS	46
<i>Table 3-4 Greenhouse Gas Emissions Inventory.....</i>	<i>48</i>
3.9 HAZARDS & HAZARDOUS MATERIALS	51
3.10 HYDROLOGY & WATER QUALITY.....	54
3.11 LAND USE & PLANNING.....	58
3.12 MINERAL RESOURCES.....	59
<i>Exhibit 3-2 Land Use and Zoning Map</i>	<i>60</i>
3.13 NOISE	62
<i>Exhibit 3-3 Loudness Scale.....</i>	<i>64</i>
<i>Table 3-5 Common Effects of Construction Vibration</i>	<i>65</i>
3.14 POPULATION & HOUSING.....	67
3.15 PUBLIC SERVICES	69
3.16 RECREATION.....	71
3.17 TRANSPORTATION	72
3.18 TRIBAL CULTURAL RESOURCES.....	77
3.19 UTILITIES AND SERVICE SYSTEMS	80
<i>Table 3-7 Projected Water Consumption</i>	<i>81</i>
<i>Table 3-8 Projected Effluent Generation.....</i>	<i>82</i>
<i>Table 3-9 Projected Solid Waste Generation</i>	<i>82</i>
3.20 WILDFIRE	83
<i>Exhibit 3-4 FHSZ Map</i>	<i>86</i>
3.21 MANDATORY FINDINGS OF SIGNIFICANCE.....	87
SECTION 4 CONCLUSIONS	89

**CITY OF ADELANTO • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
AUBURN (ECOSAVE III) DEVELOPMENT • AUBURN AVE., PEARMAIN ST. & BARCELONA AVE. • LDP 23-02**

4.1 FINDINGS.....	89
4.2 MITIGATION MONITORING	89

SECTION 5 REFERENCES..... 101

5.1 PREPARERS	101
5.2 REFERENCES	101

APPENDICIES ON SEPARATE DOCUMENT

APPENDIX A – AIR QUALITY REPORT

APPENDIX B – BIOLOGICAL STUDY & PROTECTED PLANT PRESERVATION PLAN

APPENDIX C – PRELIMINARY HYDROLOGY REPORT

APPENDIX D – UTILITIES WORKSHEETS

APPENDIX E – ENVIRONMENTAL ASSESSMENT

SECTION 1. INTRODUCTION

1.1 OVERVIEW OF THE PROPOSED PROJECT

This Initial Study analyzes the environmental impacts associated with the development of a warehouse that would consist of 306,106 square feet on a project site totaling 17.4 acres or 758,299 square feet. The new building would include a warehouse consisting of 295,606 square feet. The new building would include an office area of 10,500 square feet located near the southwest corner of the new building along with a mezzanine of 5,228 square feet. A total of 205 parking stalls, 60 trailer stalls, and 45 dock-high truck doors were proposed. In addition, 18,515 square feet of the site would be dedicated to improving the streets surrounding the project site. Landscaping would total 103,798 square feet and would be installed around the perimeter of the site and the building elevations. A new, 37,903 square-foot water retention area would be located on-site in the westerly portion of the parcel. An 8-foot tall perimeter fence would surround the site excluding the southern parking lot. The project site is located within the *Airport Development District (ADD)*. The project site is bounded by Auburn Avenue to the north, Barcelona Avenue to the south, Adelanto Road to the east, and Pearmain Street to the west. The site's corresponding Assessor Parcel Number is 0459-053-54. The project site is located within the Southeast ¼ Section 21, Township 6 North, and Range 5 West).¹ The Applicant for the proposed project is Mr. Jason Ye, Ecosave – Development, LLC. 1830 Flower Avenue, Duarte, California 91010.

1.2 PURPOSE OF THIS INITIAL STUDY

The City of Adelanto is the designated *Lead Agency*, and as such, the City will be responsible for the project's environmental review. Section 21067 of California Environmental Quality Act (CEQA) defines a Lead Agency as the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect on the environment.² As part of the proposed project's environmental review, the City of Adelanto has authorized the preparation of this Initial Study.³ The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a specific action or project. An additional purpose of this Initial Study is to ascertain whether the proposed project will have the potential for significant adverse impacts on the environment once it is implemented. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

- To provide the City of Adelanto with information to use as the basis for deciding whether to prepare an environmental impact report (EIR), mitigated negative declaration, or negative declaration for a project;
- To facilitate the project's environmental assessment early in the design and development of the proposed project;
- To eliminate unnecessary EIRs; and,
- To determine the nature and extent of any impacts associated with the proposed project.

Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of this document's preparation fully represent the independent judgment and position of the City of Adelanto in its capacity as the Lead Agency. The City also determined, as part of this Initial Study's preparation, that a Mitigated Negative Declaration is the appropriate environmental document for the

¹ RGA Office of Architectural Design. *Site Plan Sheet A1-1P*. January 31, 2023.

² California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions*. as Amended 2001. §21067.

³ Ibid. (CEQA Guidelines) §15050.

proposed project's CEQA review. Certain projects or actions may also require oversight approvals or permits from other public agencies. These other agencies are referred to as *Responsible Agencies* and *Trustee Agencies*, pursuant to Sections 15381 and 15386 of the State CEQA Guidelines.⁴ This Initial Study and Mitigated Negative Declaration will be forwarded to the State of California Office of Planning Research (the State Clearinghouse). A 30-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the findings of this Initial Study.⁵ Questions and/or comments should be submitted to the following contact person:

James Hirsch, City Planner
City of Adelanto, Planning Division
11600 Air Expressway
Adelanto, California 92301

1.3 INITIAL STUDY'S ORGANIZATION

The following annotated outline summarizes the contents of this Initial Study:

- *Section 1 Introduction* provides the procedural context surrounding this Initial Study's preparation and insight into its composition.
- *Section 2 Project Description* provides an overview of the existing environment as it relates to the project area and describes the proposed project's physical and operational characteristics.
- *Section 3 Environmental Analysis* includes an analysis of potential impacts associated with the construction and the subsequent operation of the proposed project.
- *Section 4 Conclusions* summarizes the findings of the analysis.
- *Section 5 References* identifies the sources used in the preparation of this Initial Study.



⁴ California, State of. Public Resources Code Division 13. *The California Environmental Quality Act. Chapter 2.5, Section 21067 and Section 21069.* 2000.

⁵ California, State of. Public Resources Code Division 13. *The California Environmental Quality Act. Chapter 2.6, Section 2109(b).* 2000.

SECTION 2. PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The City of Adelanto is located approximately 85 miles northeast of Downtown Los Angeles and 40 miles north of the City of San Bernardino. Adelanto is bounded on the north by unincorporated San Bernardino County; on the east by Victorville and unincorporated San Bernardino County; on the south by Hesperia and unincorporated San Bernardino County; and on the west by unincorporated San Bernardino County.⁶ Regional access to the City of Adelanto is provided by three area highways: the Mojave Freeway (Interstate 15), extending in a southwest-to-northeast orientation approximately three miles east of the City; U.S. Highway 395, traversing the eastern portion of the City in a northwest to southeast orientation; and Palmdale Road (State Route 18), which traverses the southern portion of the City in an east to west orientation.⁷ The project site's latitude and longitude is 34.571113, -117.410541. The location of Adelanto, in a regional context, is shown in Exhibit 2-1.

The proposed project is located on the easternmost border of the City of Adelanto, adjacent to the Southern California Logistics Airport in the City of Victorville. A citywide map is provided In Exhibit 2-2. The proposed project site is located on a parcel bound by Auburn Avenue to the north, Barcelona Avenue to the south, Pearmain Street to the west, and Adelanto Road to the east. The corporate boundary of Adelanto and Victorville is Adelanto Road. No address has been assigned to the property. The corresponding Assessor Parcel Number (APN) is 0459-053-54. A local vicinity map is provided in Exhibit 2-3. An aerial photograph of the site and the surrounding area is provided in Exhibit 2-4.

2.2 ENVIRONMENTAL SETTING

The proposed project site is currently vacant and undeveloped. The site contains a heavily disturbed desert scrub habitat that supports vegetation such as creosote bush (*Larrea tridentata*), rubber rabbitbrush (*Ericameria nauseosa*), Joshua tree (*Yucca brevifolia*), common burro brush (*Ambrosia salsola*), Nevada jointfir (*Ephedra nevadensis*), Asian mustard (*Brassica tournefortii*), Flatspine burr ragweed (*Ambrosia acanthicarpa*) and cheatgrass (*Bromus tectorum*).⁸ The roadways that surround the site (Auburn Avenue, Barcelona Avenue, Pearmain Street, and Adelanto Road) are all unimproved gravel roads. The site and the surrounding area are shown in Exhibit 2-4. Land uses and development located in the vicinity of the proposed project site are outlined below:

- *North of the project site:* Auburn Avenue extends along the project site's north side. Further north, north of the aforementioned roadway, are a water treatment site and undeveloped parcels. This area is zoned as Public Utility (PU) and Airport Development District (ADD).⁹
- *East of the project site:* Adelanto Road extends along the project site's east side. The Amazon Fulfillment Center Warehouse within the Southern California Logistics Airport is located further east of Adelanto Road. This area is part of the Southern California Logistics Airport Specific Plan in the City of Victorville.¹⁰

⁶Blodgett Baylosis Environmental Planning. 2024.

⁷Google Earth. Website accessed July 9, 2024.

⁸ RCA Associates, Inc. *General Biological Resources Assessment, Adelanto, California*. November 18, 2022.

⁹Google Earth. Website accessed July 9, 2024. and City of Adelanto Zoning Map

¹⁰Google Earth. Website accessed July 9, 2024. and City of Victorville Zoning Map

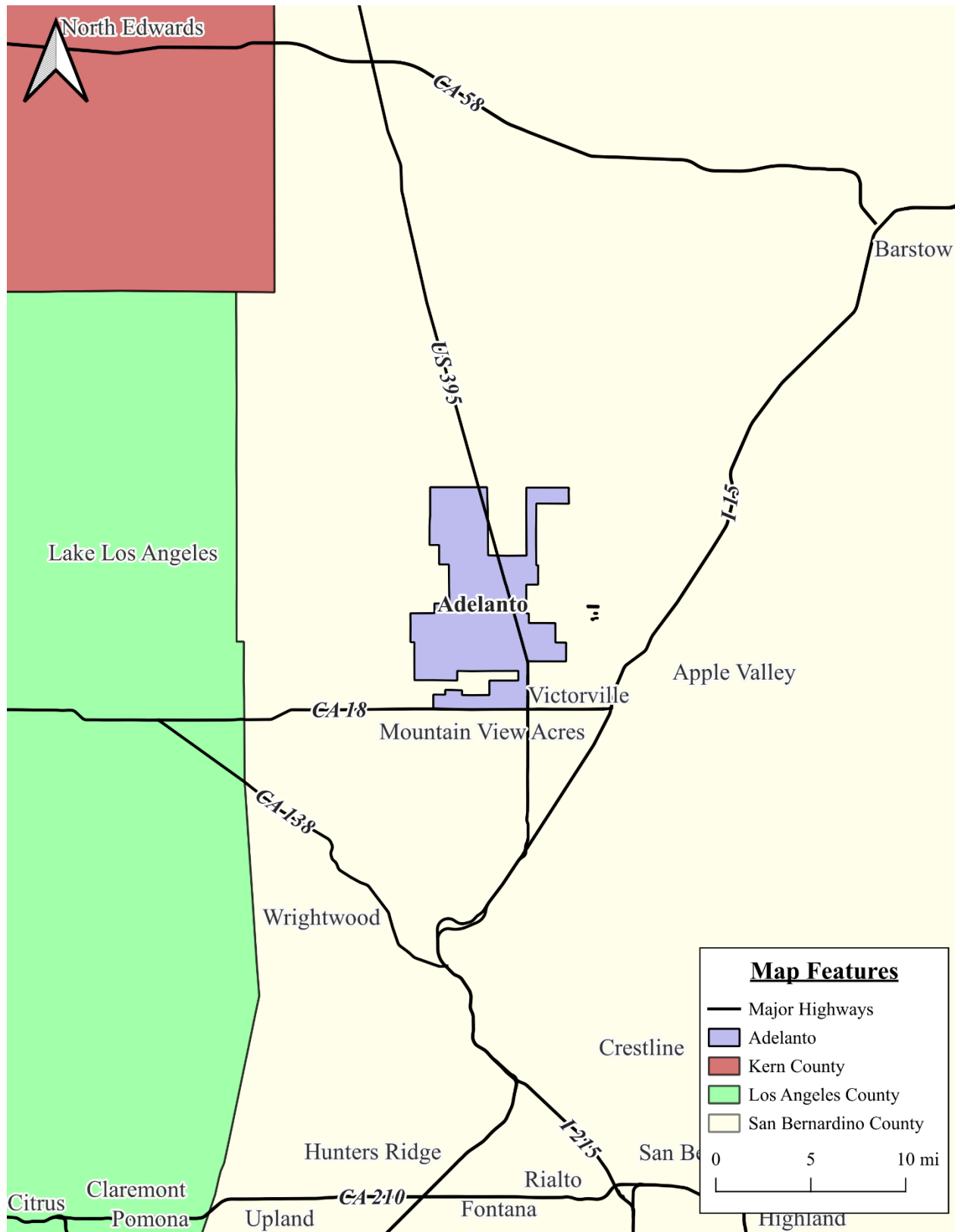


EXHIBIT 2-1 REGIONAL MAP
 SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

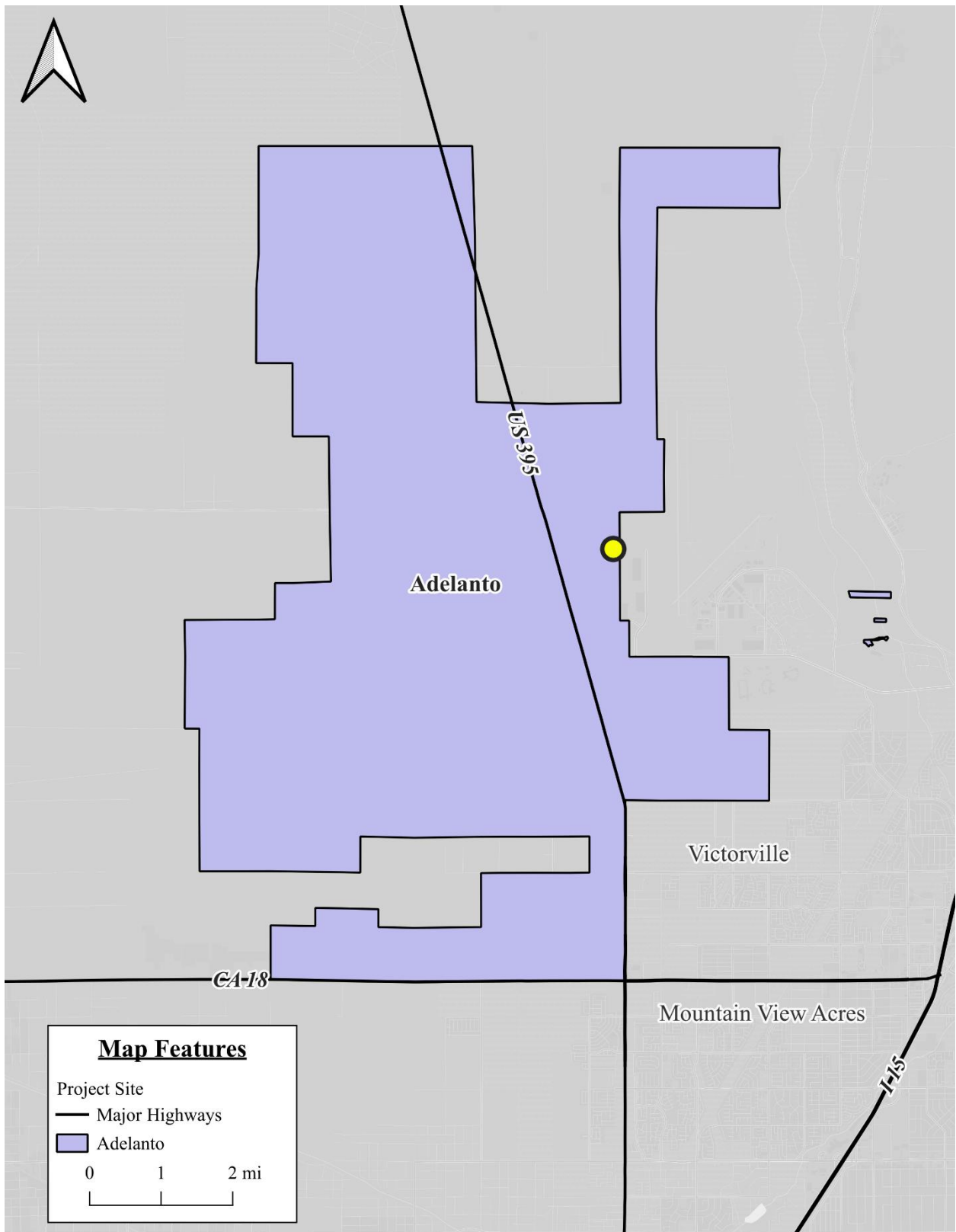


EXHIBIT 2-2 CITYWIDE MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

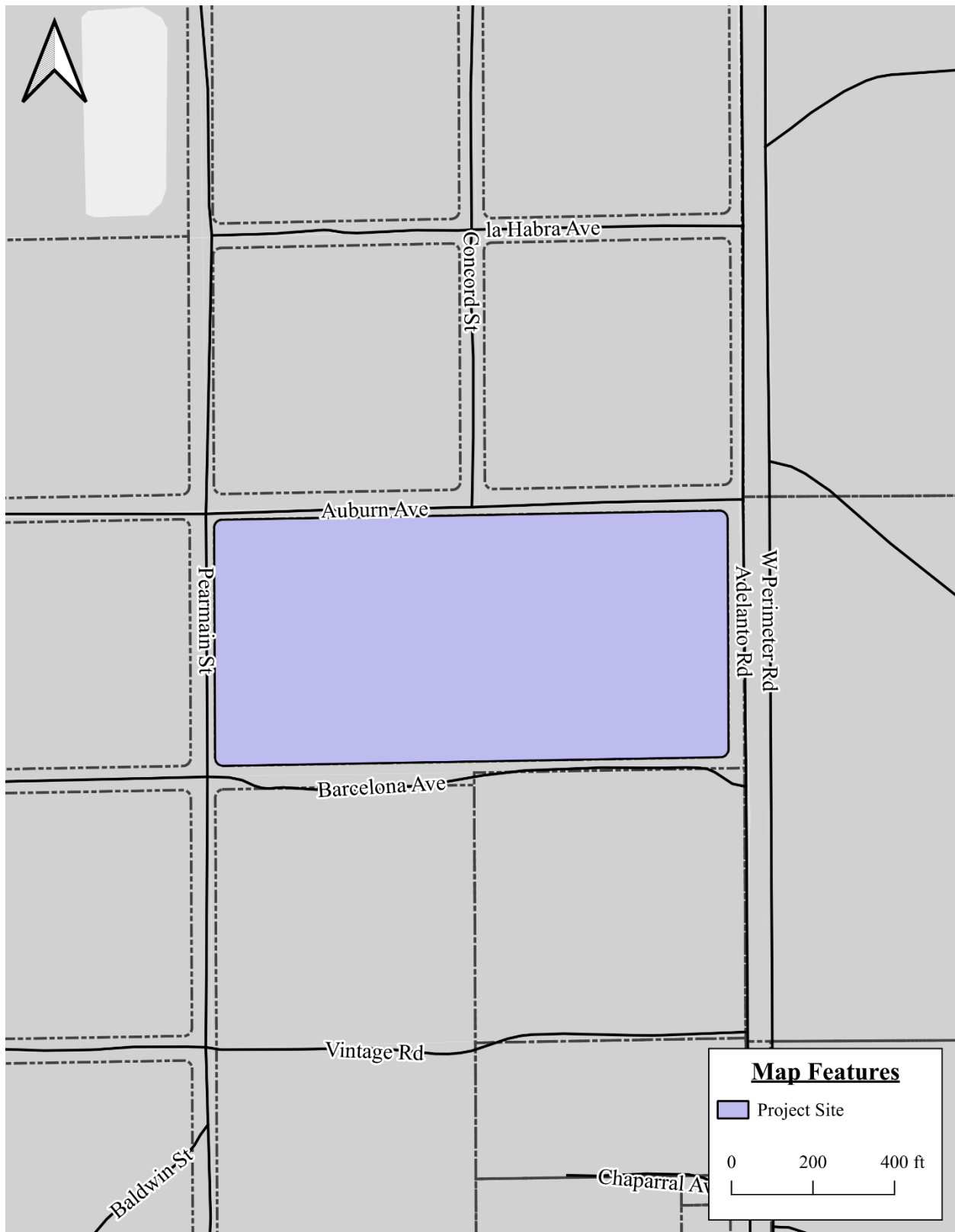


EXHIBIT 2-3 LOCAL MAP
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

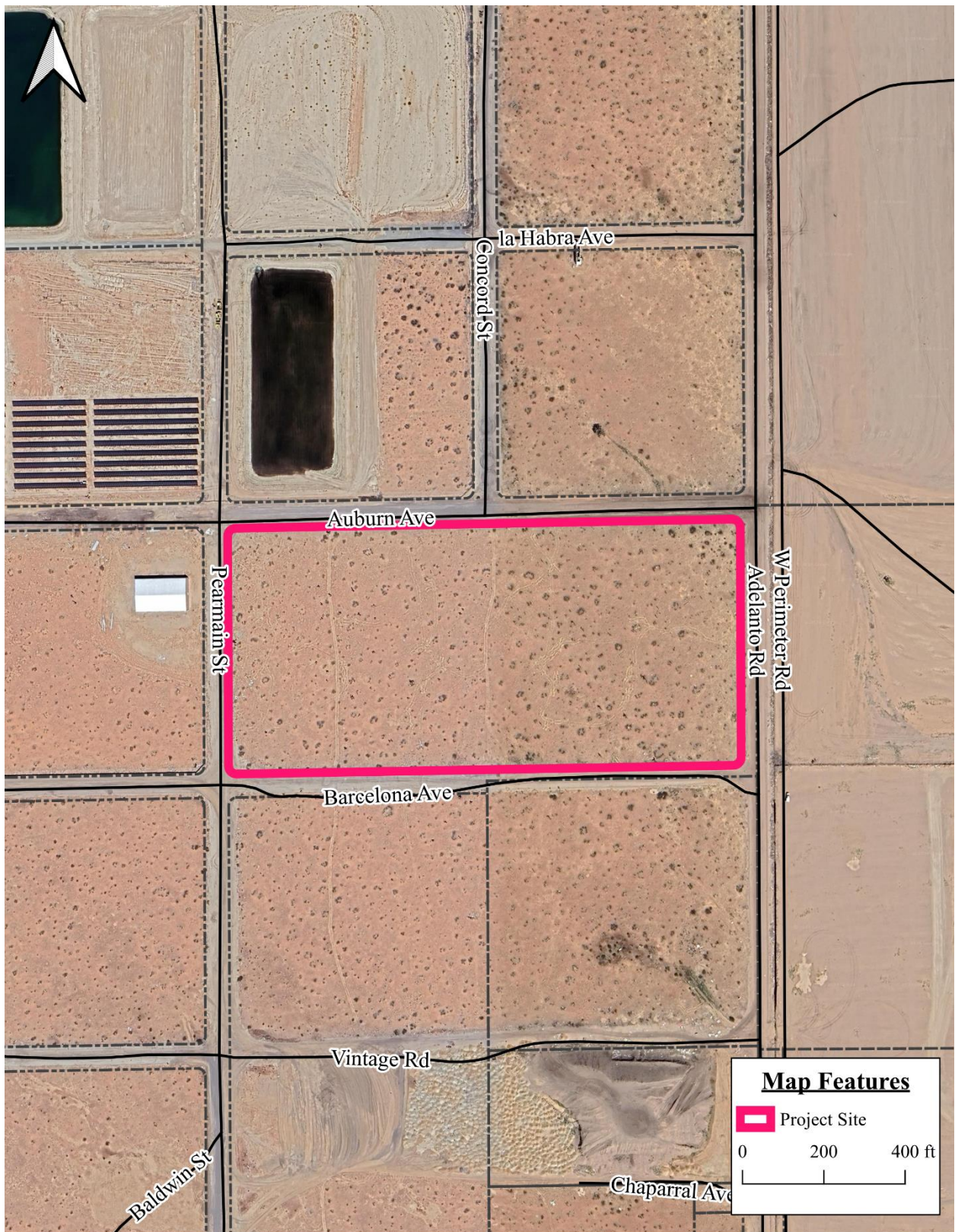


EXHIBIT 2-4 AERIAL OF PROJECT SITE

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

- *South of the project site:* Barcelona Avenue extends along the project site's south side. Further south is vacant land. This area is zoned as Airport Development District (ADD).¹¹
- *West of the project site:* Pearmain Street extends along the project's west side. Further west is a warehouse. This area is zoned as Airport Development District (ADD).¹²

An aerial photograph of the project site and the surrounding area is provided in Exhibit 2-4. The site and the surrounding uses are summarized in Table 2-1. The land use designations applicable to the project site and the surrounding area are shown in Exhibit 3-7.

TABLE 2-1 SUMMARY OF ENVIRONMENTAL SETTING

Project Element	Existing Use	General Plan and Zoning
Project Site	Vacant Land	Airport Development District (ADD)
North of Project Site	Wastewater Treatment Facility and Vacant Land	Airport Development District (ADD)
West of Project Site	Warehouse	Airport Development District (ADD)
South of Project Site	Vacant Land	Airport Development District (ADD)
East of Project Site	Southern California Logistics Airport	Southern California Logistics Airport Specific Plan (SCLA)

Source: Blodgett Baylosis Environmental Planning

2.3 PHYSICAL CHARACTERISTICS OF THE PROPOSED PROJECT

The City of Adelanto is reviewing an application submitted by Mr. Jason Ye, Ecosave – Development LLC. to construct and operate a warehouse. The project site is currently undeveloped though it has been disturbed. The project site's zoning designation is Airport Development District (ADD).¹³ The proposed project would consist of the following elements:

- *Site Plan.* The proposed project would involve the development of a 17.40 acre site. The warehouse would be located centrally within the site. Parking would be located along the east, west, and south sides of both buildings. The north portion of the site contains the dock positions as well as trailer stalls. Outdoor building equipment such as chillers, water tanks, or other similar types of equipment would be located adjacent to the building to the west and east elevations.¹⁴ The building's lot coverage would be 40.4% and the floor area ratio (FAR) would be 0.411.
- *New Building.* The proposed development would have a floor area of 306,106 square feet. The new building would include a warehouse consisting of 295,606 square feet. The new building would include an office area of 10,500 square feet located near the southwest corner of the new building along with a mezzanine of 5,228 square feet. The height of the new building to the parapet would be 50 feet. The interior clear height would be 36-feet. The new building would consist of Type III-B construction. The main pedestrian entrance to the new building would be located in the southwest corner near the office area. The entire building would be sprinklered. A total of 45-dock

¹¹ Google Earth. Website accessed July 9, 2024. and City of Adelanto Zoning Map

¹² Ibid.

¹³ RGA Office of Architectural Design. *Site Plan Sheet A1-1P*. January 31, 2023.

¹⁴ Ibid.

high doors would be located along the building’s north-facing elevation. A second entrance would be located near the building’s southeast corner.¹⁵

- *Parking.* Parking would be located along the east, west, and south sides of the warehouse. The main public entryways would be located along the south side of the buildings while the loading docks and truck maneuvering areas would be located along the north elevations of the building. This site would be provided with 205 parking stalls, 60 truck trailer parking stalls, and 45 dock high truck doors. Of the 205 parking stalls, 8 would be ADA compliant and 16 are dedicated to electric vehicles. The parking stalls on the south would face the warehouse while the auto parking and trailer stalls on the east, west, and north face the street.¹⁶
- *Site Access and Circulation.* The proposed project includes four driveways located near the corners of the site, two driveways would connect with the south side of Auburn Avenue and two driveways would connect on the north side of Barcelona Avenue. The two driveway connections on the north of the site would be 40 feet in width and would have an 8-foot sliding gate. The two driveway connections on the south of the site would be 30 feet in width and not gated. The proposed project’s internal circulation would be facilitated by internal drive aisles that have widths varying from 30 feet to 48 feet. The drive aisles on the east and west sides of the site would both have an 8-foot sliding gate towards the south of the aisle. A total of 45-dock high doors would be located along the building’s north-facing elevation. There would be 6 at-grade access doors to the warehouse, two located on every façade except the south.
- *Landscaping and Other On-Site Improvements.* A new concrete pad for a generator would be located in the northwest corner of the site, just east of the water retention area. A 37,903 square-foot xeriscape landscaped stormwater detention basin would be located on the west of the site. Landscaping would be provided around the site’s perimeter and between the warehouse and parking stalls on the south of the site. Additional landscaping would be provided around the north corners of the warehouse. the landscaping would consist of drought-tolerant (xeriscape) species. The city requires 10% of the site area to be landscaped. The proposed landscaped area would be 103,798 square feet or 14.03% of the site area. An 8-foot tall steel fence surrounds the project site excluding the southern parking lot.¹⁷

The proposed project’s site plan is illustrated in Exhibit 2-5. The proposed project is summarized in Table 2-2.

TABLE 2-2 SUMMARY OF PROPOSED PROJECT

Project Element	Description
Site Plan	17.4-acres (758,299 sq. ft.)
New Building	306,106 sq. ft.
Floor Area Ratio	0.411
Lot Coverage	40.4%
Street Dedication	18,515 sq. ft.
Parking	205 parking spaces
Landscaping	103,798 sq. ft.
Truck Dock Positions	45 Docks
Trailer Parking	60 Stalls

Source: Raham Engineer Inc

¹⁵ Ibid.

¹⁶ RGA Office of Architectural Design. *Site Plan Sheet A1-1P*. January 31, 2023.

¹⁷ Ibid.

2.4 OPERATIONAL CHARACTERISTICS OF THE PROPOSED PROJECT

The Southern California Association of Governments (SCAG) commissioned the preparation of a land use and employment density study for the seven County SCAG regions. According to this study, warehouse uses in San Bernardino County have an employment generation rate of one employee for every 2,111 square feet of floor area.¹⁸ Based on these employment generation rates, the proposed project is anticipated to employ 145 persons. The proposed project's hours of operation would be seven days a week, 24-hours a day.

2.5 CONSTRUCTION CHARACTERISTICS

The construction for the proposed project is assumed to commence in January 2025 and would take approximately 9 months to complete. The key construction tasks that would occur are outlined in the paragraphs below.

- *Task 1 Grading.* The project site would be graded and readied for the construction. The entire site would be rough graded, building footings, utility lines, and other underground infrastructure would be installed during this phase. The typical heavy equipment used during this construction phase would include graders, bulldozers, offroad trucks, back-hoes, and trenching equipment.
- *Task 2 Site Preparation.* During this phase, the building footings, utility lines, and other underground infrastructure would be installed. The typical heavy equipment used during this construction phase would include bulldozers, offroad trucks, back-hoes, and trenching equipment.
- *Task 3 Building Construction.* The new buildings would be constructed during this phase. The typical heavy equipment used during this construction phase would include offroad trucks, cranes, and fork-lifts.
- *Task 4 Paving and Finishing.* This concluding task would involve the paving and finishing. The typical heavy equipment used during this construction phase would include trucks, backhoes, rollers, pavers, and trenching equipment.

¹⁸ The Natelson Company. *Employment Density Study, Summary Report. Table IIB, Derivation of Square Feet per Employee Based on Based on Average Employees Per Acre – Average FAR.* October 31, 2001.

CITY OF ADELANTO • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
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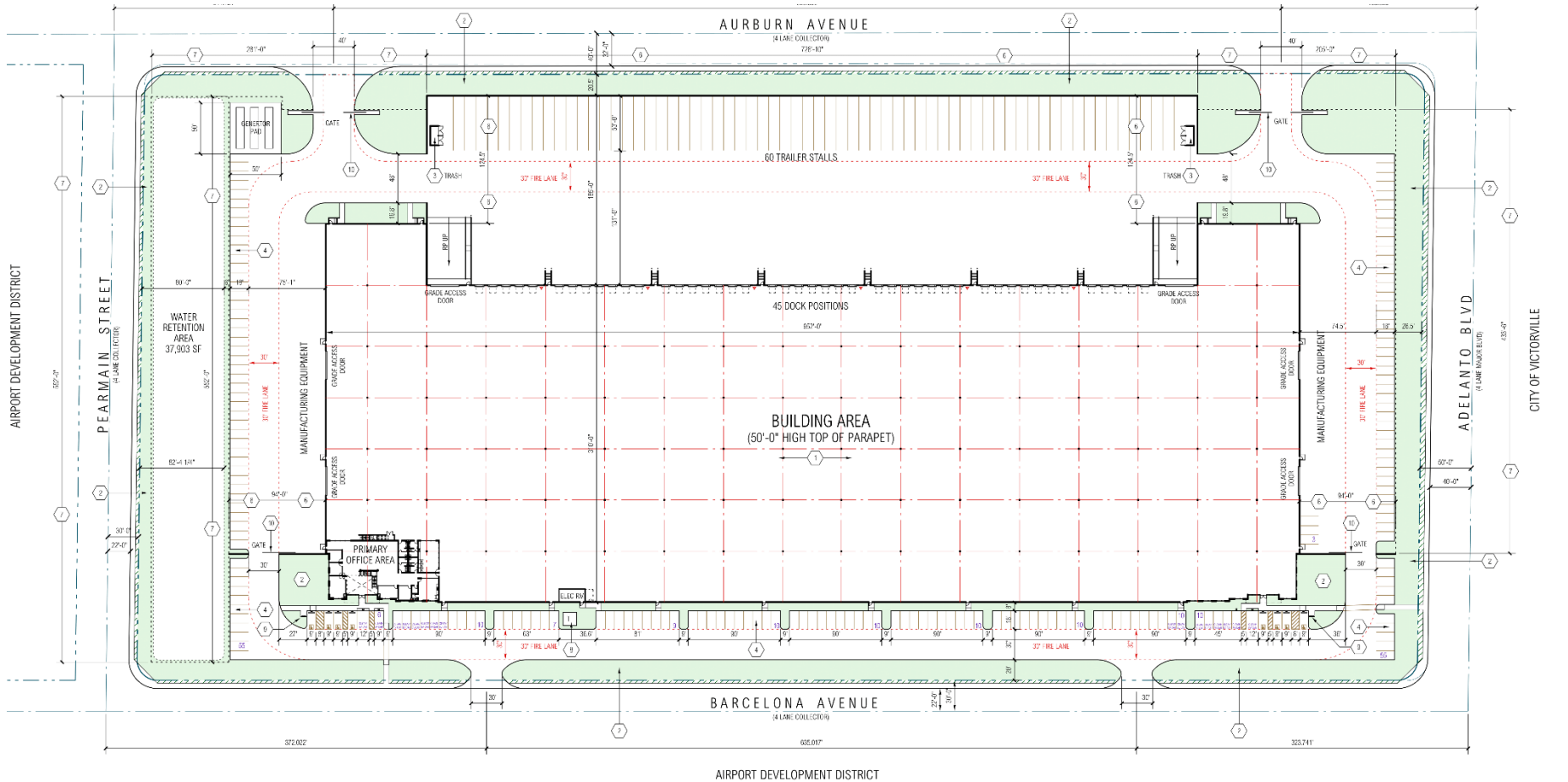


EXHIBIT 2-5 PROPOSED SITE PLAN
 SOURCE: RGA OFFICE OF ARCHITECTURAL DESIGN

2.6 DISCRETIONARY ACTIONS

A *discretionary action* is an action taken by a government agency (for this project, the government agency is the City of Adelanto) that calls for an exercise of judgment in deciding whether to approve a project. The following discretionary approvals are required:

- The approval of a Land Development Plan (LDP 23-02) and,
- Approval of the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).



SECTION 3 ENVIRONMENTAL ANALYSIS

This section of the Initial Study analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this Initial Study include the following:

Aesthetics (Section 3.1); Agricultural & Forestry Resources (Section 3.2); Air Quality (Section 3.3); Biological Resources (3.4); Cultural Resource (3.5); Energy (3.6); Geology & Soils (3.7); Greenhouse Gas Emissions (Section 3.8); Hazards & Hazardous Materials (Section 3.9); Hydrology & Water Quality (Section 3.10); Land Use & Planning (Section 3.11);	Mineral Resources (Section 3.12); Noise (Section 3.13); Population & Housing (Section 3.14). Public Services (Section 3.15); Recreation (Section 3.16); Transportation (Section 3.17); Tribal Cultural Resources (Section 3.18); Utilities (Section 3.19); Wildfire (Section 3.20); and, Mandatory Findings of Significance (Section 3.21)
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3.1 AESTHETICS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse effect on a scenic vista?				×
B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.				×
C. Would the project, in nonurbanized areas, substantially degraded the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from 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. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				×

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on aesthetics if it results in any of the following:

- The proposed project would have an adverse effect on a scenic vista, except as provided in PRC Sec. 21099.
- The proposed project would have an adverse effect on scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

- The proposed project would 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 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. or,
- The proposed project would, except as provided in Public Resources Code Section 21099, create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

The evaluation of aesthetics and aesthetic impacts is generally subjective, and it typically requires the identification of key visual features in the area and their importance. The characterization of aesthetic impacts involves establishing the existing visual characteristics including visual resources and scenic vistas that are unique to the area. Visual resources are determined by identifying existing landforms (e.g., topography and grading), views (e.g., scenic resources such as natural features or urban characteristics), and existing light and glare characteristics (e.g., nighttime illumination). Changes to the existing aesthetic environment associated with the proposed project's implementation are identified and *qualitatively* evaluated based on the proposed modifications to the existing setting and the viewers' sensitivity. The project-related impacts are then compared to the context of the existing setting, using the threshold criteria discussed above.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project have a substantial adverse effect on a scenic vista? • No Impact

The proposed project site would consist of 7.03 acres (306, 106) square-feet. The new building would include a warehouse consisting of 295,606 square feet. The new building would include an office area of 10,500 square feet located near the southwest corner of the new building along with a mezzanine of 5,228 square feet. The height of the building including the parapet is 50 feet. Landscaping would be located on the site perimeter and along the building elevations. A total of 103,798 square feet of landscaping is proposed. 18,515 square feet of the project site would be dedicated towards street improvements for sidewalks and landscaping. The dominant scenic views from the project site include the views of the San Bernardino and San Gabriel Mountains, located 20 miles south of the site. Views from the mountains would not be obstructed because the height of the proposed building would be 50 feet. The proposed project would improve the streets surrounding the site with landscaping and would enhance the views along the corridor. Once operational, views of the aforementioned mountains would continue to be visible from the public right-of-way. *As a result, no impacts would occur.*

B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway • No Impact.

According to the California Department of Transportation, none of the roadways located adjacent to the proposed project site are designated scenic highways and there are no state or county designated scenic highways in the vicinity of the project site.¹⁹ There are no officially designated highways located near the City. The City of Adelanto 2035 Sustainable Plan identifies prominent view sheds within the City. These view sheds are comprised primarily of undeveloped desert land, the Mojave River, and distant views of the

¹⁹ California Department of Transportation. Official Designated Scenic Highways.

mountains.²⁰ Lastly, the project site is vacant and does not contain any buildings listed in the State or National registrar. *As a result, no impacts would occur.*

C. Would the project in nonurbanized areas, substantially degraded the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from 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? • No Impact

There are no protected views in the vicinity of the project site and the City does not contain any scenic vistas. In addition, the City does not have any zoning regulations or other regulations governing scenic quality other than the development standards for which the new warehouse will conform to. The proposed development site is located within the Airport Development District (ADD) zoning district. The proposed project's design conforms to the aforementioned standards. *As a result, no impacts would occur.*

D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? • No Impact

The nearest sensitive receptor to the project site are located approximately 1,800 feet south of the project site. Project-related sources of nighttime light would include parking area exterior lights, security lighting, and vehicular headlights. The proposed project will not expose any sensitive receptors to daytime or nighttime light trespass since the project will be in conformance with Section 17.90.040 – Lighting of the City of Adelanto Municipal Code. The City's Code includes the following requirements related to outdoor lighting:

- All on-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way.
- Light fixtures shall be shielded so no light is emitted above the horizontal plane of the bottom of the light fixture.
- Light fixtures shall be shielded so no light above 0.5 footcandle spills over onto adjacent properties and rights-of-way. There shall be no spillover (0.0 footcandle) onto adjacent residential used or zoned properties.

The proposed project must also comply with the State's applicable regulatory specifications requirements that all outdoor lighting for security purposes must be shielded and downward facing. (Cal. Code Regs., tit. 3 § 16304(a)(7). *As a result, no impacts would occur.*

MITIGATION MEASURES

The proposed project must also comply with the State's applicable regulatory specifications requirements that all outdoor lighting for security purposes must be shielded and downward facing. (Cal. Code Regs., tit. 3 § 16304(a)(7). As a result, no light-related impacts are anticipated. The analysis of aesthetics concluded that no impact on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

²⁰ MIG Hogle-Ireland. *Adelanto North 2035 Comprehensive Sustainable Plan*. August 27, 2014.

3.2 AGRICULTURE & FORESTRY RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project 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 uses?				✗
B. Would the project conflict with existing zoning for agricultural uses, or a Williamson Act Contract?				✗
C. Would the project 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. Would the project result in the loss of forest land or conversion of forest land to a non-forest use?				✗
E. Would the project 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 a non-forest use?				✗

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on agriculture and forestry resources if it results in any of the following:

- The proposed project would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.
- The proposed project would conflict with existing zoning for agricultural use, or a Williamson Act contract.
- The proposed project would conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)).
- The proposed project would result in the loss of forest land or conversion of forest land to non-forest use.
- The proposed project would involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

The California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) was established in 1982 to track changes in agricultural land use and to help preserve areas of Important Farmland. It divides the state's land into eight categories of land use designation based on soil quality and existing agriculture uses to produce maps and statistical data. These maps and data are used to help preserve

productive farmland and to analyze impacts on farmland. Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance are all Important Farmland and are collectively referred to as Important Farmland in this analysis. The highest rated Important Farmland is Prime Farmland. The California Land Conservation Act of 1965, or the Williamson Act, allows a city or county governments to preserve agricultural land or open space through contracts with landowners. The County has areas that are currently agriculture preserves under contract with San Bernardino County through the Williamson Act of 1965. Contracts last 10 years and are automatically renewed unless a notice of nonrenewal is issued.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project 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 uses? • No Impact.

According to the California Department of Conservation, the project site does not contain any areas of Farmland of Statewide Importance, and no agricultural uses are located onsite or adjacent to the property. The implementation of the proposed project would not involve the conversion of any prime farmland, unique farmland, or farmland of statewide importance to urban uses. *As a result, no impacts would occur.*¹¹

B. Would the project conflict with existing zoning for agricultural uses, or a Williamson Act Contract? • No Impact.

The project site is currently zoned as Airport Development District (ADD). The property is vacant and undeveloped and there are no agricultural uses located within the site that would be affected by the project's implementation. According to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract.²¹ *As a result, no impacts would result.*

C. Would the project 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 project site is currently undeveloped. There are no forest lands or timber lands located within or adjacent to the site. Furthermore, the site's existing zoning designation does not contemplate forest land or timber land uses. *As a result, no impacts would occur.*

D. Would the project result in the loss of forest land or conversion of forest land to a non-forest use? • No Impact.

No forest lands are located within the project site. The proposed development and use will not affect any forest land. *As a result, no impacts would result.*

¹¹ California Department of Conservation, Division of Land Resource Protection, Farmland Mapping, and Monitoring Program. *California Important Farmland Finder*.

²¹ California Department of Conservation. *State of California Williamson Act Contract Land*.

E. Would the project 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 a non-forest use? • No Impact.

The project would not involve the disruption or damage of the existing environment that would result in a loss of farmland to non-agricultural use or conversion of forest land to non-forest use because the project site is currently vacant and does not contain any significant vegetation. *As a result, no impacts would result.*

MITIGATION MEASURES

The analysis of agricultural and forestry resources indicated that no impact on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

3.3 AIR QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with or obstruct implementation of the applicable air quality plan?				×
B. Would the project 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. Would the project expose sensitive receptors to substantial pollutant concentrations?			×	
D. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			×	

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on air quality if it results in any of the following:

- The proposed project would conflict with or obstruct implementation of the applicable air quality plan.
- The proposed project would 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.
- The proposed project would expose sensitive receptors to substantial pollutant concentrations.
- The proposed project would result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

The Mojave Desert Air Quality Management District (MDAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for the criteria pollutants listed below. Projects in the Mojave Desert Air Basin (MDAB) generating construction and operational-related emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA.

- *Ozone (O_3)* is a nearly colorless gas that irritates the lungs, and damages materials and vegetation. Ozone is formed by a photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon Monoxide (CO)* is a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain and is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust. The threshold is 548 pounds per day of carbon monoxide (CO).
- *Nitrogen Oxide (NO_x)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NO_x is formed when nitric oxide (a pollutant from burning processes) combines with oxygen. The daily threshold is 137 pounds per day of nitrogen oxide (NO_x).
- *Sulfur Dioxide (SO_2)* is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Health effects include acute respiratory symptoms. The daily threshold is 137 pounds per day of sulfur oxides (SO_x).
- *PM_{10} and $PM_{2.5}$* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles since fine particles can more easily cause irritation. The daily threshold is 82 pounds per day of PM_{10} and 65 pounds per day of $PM_{2.5}$.
- *Reactive Organic Gasses (ROG)* refers to organic chemicals that, with the interaction of sunlight photochemical reactions may lead to the creation of “smog.” The daily threshold is 137 pounds per day of ROG.

According to the MDAQMD, any project is significant if it triggers or exceeds the MDAQMD daily emissions threshold identified previously and noted at the bottom of Tables 3-1 and 3-2. In general, a project will have the potential for a significant air quality impact if any of the following are met:

- Generates total emissions (direct and indirect) that exceeds the MDAQMD thresholds (the proposed project emissions are less than the thresholds as indicated in Tables 3-1 and 3-2);
- Results in a violation of any ambient air quality standard when added to the local background (the proposed project will not result, in any violation of these standards);
- Does not conform with the applicable attainment or maintenance plan(s) (the proposed project is in conformance with the City’s Zoning and General Plan); and,
- Exposes sensitive receptors to substantial pollutant concentrations, including those resulting in a cancer risk greater than or equal to 10 in a million and/or a Hazard Index (HI) (non-cancerous) greater than or equal to 1 (the proposed project will not expose sensitive receptors to substantial pollutant concentrations nor is the site located near any sensitive receptors).

The air quality worksheets (CalEEMod) are provided in Appendix A.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project conflict with or obstruct implementation of the applicable air quality plan? • No Impact.

Air quality impacts may occur during the construction or operation of a project, and may come from

stationary (e.g., industrial processes, generators), mobile (e.g., automobiles, trucks), or area (e.g., residential water heaters) sources. The City is located within the Mojave Desert Air Basin (MDAB) and is under the jurisdiction of the Mojave Desert Air Quality Management District (MDAQMD). The district covers the majority of the MDAB. The MDAB is an assemblage of mountain ranges interspersed with long broad valleys that often contain dry lakes. The MDAB is separated from the southern California coastal and central California valley regions by mountains (highest elevation approximately 10,000 feet). The Antelope Valley is bounded in the northwest by the Tehachapi Mountains and in the south by the San Gabriel Mountains. The adjacent Mojave Desert is bounded in the southwest by the San Bernardino Mountains. Projects that are consistent with the projections of employment and population forecasts identified in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by SCAG are considered consistent with the MDAQMP growth projections, since the RTP/SCS forms the basis of the land use and transportation control portions of the MDAQMP. According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 RTP/SCS, the City of Adelanto is projected to add a total of 38,900 new residents and 3,900 new employees through the year 2040.²² The proposed project is anticipated to add 145 new employees. The proposed project would not be in conflict with the growth projections established for the City by SCAG. The project's construction emissions would be below the thresholds of significance established by the MDAQMD (the project's daily construction emissions are summarized in Table 3-1). In addition, the proposed project's long-term (operational) airborne emissions would be below levels that the MDAQMD considers to be a significant impact (refer to Table 3-2). *As a result, no impacts would occur.*

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 with Mitigation.*

The proposed project's construction and operation would not lead to a violation of the above-mentioned criteria. The analysis of daily construction and operational emissions was prepared utilizing the California Emissions Estimator Model (CalEEModV.2020.4.0).

TABLE 3-1 ESTIMATED DAILY CONSTRUCTION EMISSIONS

Construction Phase	ROG	NOx	CO	SO₂	PM₁₀	PM_{2.5}
Maximum Daily Emissions	72.6	31.7	31.2	0.06	21.3	11.4
Daily Thresholds	137	137	548	137	82	65
Significant Impact?	No	No	No	No	No	No

Source: CalEEMod V.2020.4.0 (refer to Appendix A)

Long-term emissions refer to those air quality impacts that would occur once the proposed project has been constructed and is operational. These impacts would continue over the operational life of the project. The two main sources of operational emissions include mobile emissions and area emissions related to off-site electrical generation. The analysis of long-term operational impacts summarized in Table 3-2 also used the CalEEMod V.2020.4.0 computer model. The analysis summarized in Table 3-2 indicates that the operational (long-term) emissions would be below the MDAQMD daily emissions thresholds.

²² Southern California Association of Governments. *Regional Transportation Plan/Sustainable Communities Strategy 2016-2040.Demographics & Growth Forecast*. April 2016.

TABLE 3-2 ESTIMATED OPERATIONAL EMISSIONS IN LBS./DAY

Emission Source	ROG	NOx	CO	SO ₂	PM ₁₀	PM _{2.5}
Area-wide (lbs./day)	8.03	0.06	6.56	<0.005	0.01	0.01
Energy (lbs./day)	0.09	1.56	1.31	0.01	0.12	0.12
Mobile (lbs./day)	7.62	13.4	93.6	0.27	24.7	6.41
Total (lbs./day)	15.7	15.0	101	0.28	24.8	6.54
Daily Thresholds	137	137	548	137	82	65
Significant Impact?	No	No	No	No	No	No

Source: CalEEMod V.2020.4.0 (Refer to Appendix A)

The analysis presented in Tables 3-1 and 3-2 reflect projected emissions that are typically higher during the summer months and represent a worse-case scenario. As indicated in Tables 3-1 and 3-2, the impacts would be less than significant. In addition, the MDAQMD Rule Book contains numerous regulations governing various activities undertaken within the district. Among these regulations is Rule 403.2 – Fugitive Dust Control which was adopted in 1996 for the purpose of controlling fugitive dust. Adherence to Rule 403.2 regulations is required for all projects undertaken within the district. All internal roadways and parking areas would be paved. Future construction truck drivers must also adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel-powered vehicles to less than five minutes.³ The proposed use of the project involves frequent transportation and storage of gas and diesel fuel. In addition to the proposed mitigation, the project applicant must also adhere to the city's code of ordinances. *Mitigation measures have been incorporated herein to further reduce the potential air quality impacts to levels that are less than significant.*

C. Would the project expose sensitive receptors to substantial pollutant concentrations? • Less than Significant Impact.

According to the MDAQMD, residences, schools, daycare centers, playgrounds, and medical facilities are considered sensitive receptor land uses. The following project types proposed for sites within the specified distance to an existing or planned (zoned) sensitive receptor land use must be evaluated: any industrial project within 1,000 feet; a distribution center (40 or more trucks per day) within 1,000 feet; a major transportation project within 1,000 feet; a dry cleaner using perchloroethylene within 500 feet; and a gasoline dispensing facility within 300 feet. The proposed project does not meet any of the criteria listed above. The nearest sensitive receptors are located approximately 1,800 feet to the south of the site along Chamberlaine Way. *As a result, the impact would be less than significant.*

D. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? • Less than Significant Impact.

Land uses that are typically associated with odor complaints include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding. During construction, truck drivers must adhere to Title 3 - §2485 of the California Code of Regulations, which limits the idling of diesel-powered vehicles to less than five minutes. These MDAQMD regulations are standard conditions required for every construction project undertaken in the City as well as in the cities and counties governed by the MDAQMD. *As a result, the impacts would be less than significant.*

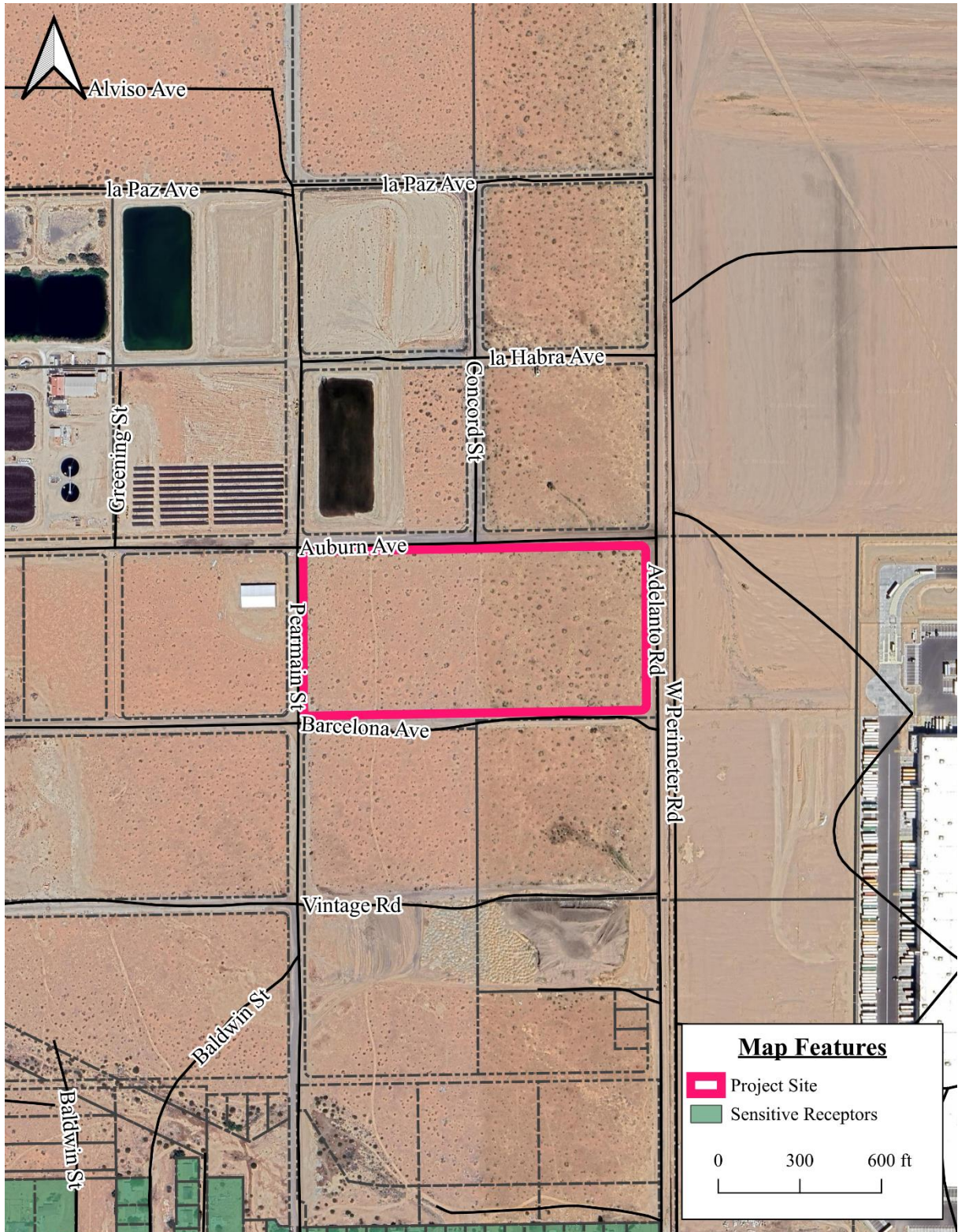


EXHIBIT 3-1 SENSITIVE RECEPTORS MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

MITIGATION MEASURES

The following mitigation measures have been incorporated herein to further reduce the potential air quality impacts to levels that are less than significant.

Air Quality Mitigation Measure No. 1. The Applicant shall prepare and submit to the MDAQMD, prior to commencing earth-moving activity, a dust control plan that describes all applicable dust control measures that will be implemented at the project.

Air Quality Mitigation Measure No. 2. The Applicant shall ensure that signage, compliant with Rule 403 Attachment, is erected at each project site entrance not later than the commencement of construction.

Air Quality Mitigation Measure No. 3. The Applicant shall ensure the use of a water truck to maintain moist disturbed surfaces and actively spread water during visible dusting episodes to minimize visible fugitive dust emissions.

Air Quality Mitigation Measure No. 4. All perimeter fencing shall be wind fencing or the equivalent, to a minimum of four feet of height or the top of all perimeter fencing. The owner/operator shall maintain the wind fencing as needed to keep it intact and remove windblown dropout.

Air Quality Mitigation Measure No. 5. All maintenance and access vehicular roads and parking areas shall be stabilized with chemical, gravel or asphaltic pavement sufficient to eliminate visible fugitive dust from vehicular travel and wind erosion.

3.4 BIOLOGICAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse effect, 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. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✗
C. Would the project 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. Would the project 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. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✗		
F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✗

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:

- The proposed project would have a substantial adverse effect, 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.
- The proposed project would have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service.
- The proposed project would have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- The proposed project would 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.
- The proposed project would conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- The proposed project would conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Sensitive biological resources include a variety of plant and animal species that are specialized and endemic to a particular habitat type. Due to loss of habitat, some of these species have been designated by either, or both, the federal and state government resource agencies as threatened or endangered. Species listed as threatened include those whose numbers have dropped to such low levels and/or whose populations are so isolated that the continuation of the species could be jeopardized. Endangered species are those with such limited numbers or subject to such extreme circumstances that they are considered in imminent danger of extinction. Other government agencies and resource organizations also identify sensitive species, those that are naturally rare and that have been locally depleted and put at risk by human activities. While not in imminent danger of jeopardy or extinction, sensitive species are considered vulnerable and can become candidates for future listing as threatened or endangered.

The biological resources study and plant preservation plan are provided in Appendix B.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project have a substantial adverse effect, 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 Impact with Mitigation.*

The site supports a minimal amount of wildlife, with many of them being birds with indications of coyotes also being present on site. Mammals that were observed on site include the antelope ground squirrel

(*Ammospermophilus leucurus*), jackrabbit (*Lepus californicus*), and cottontail rabbit (*Sylvilagus*). Although unseen, coyote signs were observed on the property including canid dogs and scat. Species not observed, but expected to occur on site given their abundance in the surrounding areas include California ground squirrel (*Otospermophilus beecheyi*). Birds observed included ravens (*Corvus corax*), house finch (*Haemorhous mexicanus*), house sparrow (*Passer domesticus*), American kestrel (*Falco sparverius*), yellow rumped warbler (*Stegophaga coronata*), white crowned sparrow (*Zonotrichia leucophrys*), and rock pigeon (*Columbia livia*). No reptiles were observed during the field investigation, however reptiles that may occur on the site include common side-blotched lizard (*Uta stansburiana*) and western whiptail lizard (*Cnemidophorus tigris*).

No potential channels nor sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) are located on-site. The following are the listed and special status species that have the ability to occur on the project site. It is not a comprehensive list of all the species in the quad. This information has been taken from the California Natural Diversity Database and is using the most current version.²³

- *Desert Tortoise*: The site is located within the documented tortoise, a state and federal threatened species, habitat according to CNDDDB (2021). The property supports very marginal habitat for the desert tortoise based on the location of the site in a semi-developed area of Adelanto. The species is not expected to move onto the site in the near future based on the absence of any sign, absence of any recent observations in the immediate area. The protocol survey results are valid for one year as per CDFW and USFWS requirements.
- *Mohave Ground Squirrel*: The Mohave ground squirrel is a California state threatened species that have a short, flat, furred, white, underside tail, uniformly brown (with no spots or stripes). They inhabit open desert scrub, alkali desert scrub, and annual grasslands on sandy to gravelly surfaces in the Mojave Desert. It is the opinion of RCA Associates, Inc. that the habitat is not prime Mohave ground squirrel habitat and is very unlikely to support populations of the species based on the following criteria, that there have been two recent sightings, within 20 years of the species in the Adelanto quadrangle.
- *Swainson's Hawk*: The site is located within documented Swainson's hawk habitat, a state threatened raptor, according to CNDDDB (2021). No hawks were seen on the property during the survey, and no suitable habitat was observed due to previous grading of the site. Swainson's hawks occupy grasslands and breed in trees that are the only ones seen for miles. Swainson's hawks are not expected to occur on the site due to lack of habitat and prime vegetation.
- *Burrowing Owl*: The site is located within documented burrowing owl habitat according to CNDDDB. Minimal suitable habitat was observed. Burrowing owls are not expected to occur on the site due to lack of suitable vegetation and burrows.
- *Le Conte's thrasher*: Le Conte's thrashers have not been recently observed in the area according to CNDDDB (2021). Thrashers are not expected to occur on the site due to lack of critical vegetation used by the species, such as saltbush and catclaw acacia. Thrashers may be very infrequent in the area given the low population levels in the region as well as the lack of any recent sightings according to the CNDDDB.
- *Crotch Bumble Bee*: As of September 30, 2022, the California Fish and Game Commission (CDFW) listed the Crotch bumble bee as a candidate species under the California Endangered Species Act (CESA). The Crotch's bumble bee (*Bombus crotchii*) is found between San Diego and

²³ RCA Associates, Inc. General Biological Resources Assessment, Adelanto, California. November 18, 2022.

Redding in a variety of habitats including open grasslands, shrublands, chaparral, desert margins including Joshua tree and creosote scrub, and semi-urban settings. It is near endemic to California, with only a few records from Nevada and Mexico.

Future development of the site would have minimal impact on the general biological resources present on the site, and most, if not all, of the vegetation would likely be removed during future construction activities. Wildlife would also be impacted by development activities and those species with limited mobility (i.e., small mammals and reptiles) would experience increases in mortality during the construction phase. However, more mobile species (i.e., birds, large mammals) would be displaced into adjacent areas and would likely experience minimal impacts. Therefore, loss of about 17.4-acres of desert vegetation is not expected to have a significant cumulative impact on the overall biological resources in the region given the presence of similar habitat throughout the surrounding desert region. No sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations.²⁴ No federal or State-listed wildlife species were observed on the site during the field investigations including the Mohave ground squirrel and desert tortoise. In addition, there are no documented observations of these species either on the site or in the immediate area. The site is not expected to support populations of the desert tortoise based on the absence of suitable habitat. As per CDFW protocol, the burrowing owl survey results are valid for only 30 days; therefore, CDFW may require a 30-day pre-construction survey be performed prior to any clearing/grading activities to determine if owls have moved on to the site since the survey.²⁵ Future development activities are expected to grade the property and remove the vegetation from the 17.4-acre parcel; however, cumulative impacts to the general biological resources (plants and animals) in the surrounding area are expected to be negligible. This assumption is based on the habitat containing scarce vegetation of non-native species. In addition, future development activities are not expected to have any impact on any State or Federal listed or State special status plant or animal species. The following mitigation measures are recommended:

- Pre-construction surveys for burrowing owls, desert tortoise, and nesting birds protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code shall be conducted prior to the commencement of project related ground disturbance. Appropriate survey methods and timeframes shall be established, to ensure that chances of detecting the target species are maximized. In the event that listed species, such as the desert tortoise, are encountered, authorization from the USFWS and CDFW must be obtained. If nesting birds are detected, avoidance measures shall be implemented to ensure that nests are not disturbed until after young have fledged.²⁶
- Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas.²⁷

The above mitigation would reduce the impacts to levels that are less than significant.

B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? • No Impact.

²⁴RCA Associates, Inc. General Biological Resources Assessment, Adelanto, California. November 18, 2022.

²⁵ Ibid.

²⁶ RCA Associates, Inc. General Biological Resources Assessment, Adelanto, California. November 18, 2022.

²⁷ Ibid.

According to the United States Fish and Wildlife Service and the results of the site visit, there are no wetland or migratory bird nesting areas located within the project site.²⁸ In addition, there is no riparian habitat located on-site or in the surrounding areas.¹⁸ No offsite wetland or migratory bird nesting areas would be affected by the proposed development since all development would be confined to the project site. *As a result, no impacts are anticipated.*

C. *Would the project 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.*

According to the site visit, no wetland areas or riparian habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations.²⁹ *As a result, no impacts are anticipated.*

D. *Would the project 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 site's utility as a habitat and a migration corridor is constrained by the presence of adjacent roadways and the development that is present in the neighboring areas. *As a result, no impacts are anticipated.*

E. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? • Less than significant impact with mitigation.*

Joshua Trees are protected under Chapter 17.57 – Biotic Resources of the City of Adelanto's Municipal Code. In addition, the City of Adelanto enforces Title 8, Division 9 of San Bernardino County Code, which requires that every Joshua Tree proposed for removal be inspected by the city to assure the Joshua tree is not a "specimen" class tree requiring preservation and transplantation. Joshua trees occur throughout the Mojave Desert in Southern California and are typically found at an elevation of 1,200 to 5,400 feet. The California Department of Fish and Wildlife consider Joshua tree woodlands as areas that support relatively high species diversity and as such are considered to be a sensitive desert community. Joshua trees are also considered a significant resource under the California Environmental Quality Act (CEQA) and are included in the Desert Plant Protection Act, Food, and Agricultural Code (80001 – 80006).

Based on the results of the field investigations there are 68 Joshua trees located within the boundaries of the property. Based on the evaluation and analysis, of the 68 Joshua trees located, one (1) was determined to be suitable for transplanting. The remaining 67 Joshua trees were determined to be unsuitable for transplanting due to a variety of factors such as size, condition, damage, dying, dead, excessive leaning, possibly disease, clonal, etc. In Appendix B, the Protected Plant Preservation Plan was also conducted by RCA Associates, Inc to evaluate present Joshua Trees and determine the suitability for relocation or disposal.³⁰

Joshua Trees are protected under Chapter 17.57 – Biotic Resources of the City of Adelanto's Municipal Code. In addition, the City of Adelanto enforces Title 8, Division 9 of San Bernardino County Code, which requires

²⁸ United States Fish and Wildlife Service. *National Wetlands Inventory*.

²⁹ RCA Associates, Inc. General Biological Resources Assessment, Adelanto, California. November 18, 2022.

³⁰ RCA Associates, Inc. Protected Plant Preservation Plan. Report dated November 17 2022.

that every Joshua Tree proposed for removal be inspected by the city to assure the Joshua tree is not a “specimen” class tree requiring preservation and transplantation. Joshua trees occur throughout the Mojave Desert in Southern California and are typically found at an elevation of 1,200 to 5,400 feet. The California Department of Fish and Wildlife consider Joshua tree woodlands as areas that support relatively high species diversity and as such are considered to be a sensitive desert community. Joshua trees are also considered a significant resource under the California Environmental Quality Act (CEQA) and are included in the Desert Plant Protection Act, Food, and Agricultural Code (80001 – 80006). As of July 10, 2023, California legislature passed and signed the Western Joshua Tree Conservation Act (WJTCA, Senate Bill 122) into effect listing the western Joshua tree (*Yucca brevifolia*) as a candidate endangered species. The WJTCA authorizes CDFW to oversee the various permitting processes dealing with mitigation and/or removal of western Joshua trees. Therefore, any attempt to remove a Joshua tree or part of a Joshua tree, dead or alive from its current position will require an Incidental Take Permit (ITP). As a result, the proposed project will be required to implement the following mitigation measure:

1. The Joshua tree will be retained in place or replanted somewhere on the site where they can remain in perpetuity or will be transplanted to an off-site area approved by the city where they can remain in perpetuity. Joshua trees which are deemed not suitable for transplanting will be cut-up and discarded as per City requirements.
2. Earthen berms will be created around the tree by the biologist prior to excavation and the tree will be watered approximately one week before transplanting. Watering the trees prior to excavation will help make excavation easier, ensure the root ball will hold together, and minimize stress to the tree.
3. The tree will be moved to a pre-selected location which has already been excavated and will be placed and oriented in the same direction as their original direction. The hole will be backfilled with native soil, and the transplanted tree will be immediately watered.

The above mitigation would reduce the impacts to levels that are less than significant.

F. Would the project 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 proposed project’s implementation would not be in conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans. *As a result, no impacts are anticipated.*

MITIGATION MEASURES

The analysis of biological impacts determined that the following mitigation measures would be required to reduce the project’s impacts to levels that would be less than significant.

Biological Resources Mitigation Measure No. 1. Pre-construction surveys for burrowing owls, desert tortoise, and nesting birds protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code shall be conducted prior to the commencement of project related ground disturbance. Appropriate survey methods and timeframes shall be established, to ensure that chances of detecting the target species are maximized. In the event that listed species, such as the desert tortoise, are encountered, authorization from the USFWS and CDFW must be obtained. If nesting birds

are detected, avoidance measures shall be implemented to ensure that nests are not disturbed until after young have fledged. Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas.

Biological Resources Mitigation Measure No. 2. The following mitigation measures are applicable to the Joshua Tree that is present on the project site.

1. The Joshua tree will be retained in place or replanted somewhere on the site where they can remain in perpetuity or will be transplanted to an off-site area approved by the city where they can remain in perpetuity. Joshua trees which are deemed not suitable for transplanting will be cut-up and discarded as per City requirements.
2. Earthen berms will be created around each tree by the biologist prior to excavation and the trees will be watered approximately one week before transplanting. Watering the trees prior to excavation will help make excavation easier, ensure the root ball will hold together, and minimize stress to the tree.
3. The tree will be moved to a pre-selected location which has already been excavated and will be placed and oriented in the same direction as their original direction. The hole will be backfilled with native soil, and the transplanted tree will be immediately watered. A numbered metal tag was placed on the north side of the tree and the tree was also flagged with surveyor's flagging. The biologist will develop a watering regimen to ensure the survival of the transplanted trees. The watering regimen will be based upon the needs of the trees and the local precipitation.

3.5 CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause substantial adverse change in the significance of a historical resource pursuant to §15064.5?				✗
B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		✗		
C. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?			✗	

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on cultural resources if it results in any of the following:

- The proposed project would cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5.
- The proposed project would cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.
- The proposed project would disturb any human remains, including those interred outside of formal cemeteries.

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a General Plan or historic preservation ordinance. In addition, a site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. To be considered eligible for the National Register, a property's significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements. Specific criteria include the following:

- Districts, sites, buildings, structures, and objects that are associated with the lives of significant persons in or past;
- Districts, sites, buildings, structures, and objects that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or,
- Districts, sites, buildings, structures, and objects that have yielded or may be likely to yield, information important in history or prehistory.

Ordinarily, properties that have achieved significance within the past 50 years are not considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A religious property deriving primary significance from architectural or artistic distinction or historical importance;
- Districts, sites, buildings, structures, and objects that are associated with events that have made a significant contribution to the broad patterns of our history;
- A building or structure removed from its original location that is significant for architectural value, or which is the surviving structure is associated with a historic person or event;
- A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life;
- A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;
- A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
- A property achieving significance within the past 50 years if it is of exceptional importance.³¹

The cultural resources assessment are provided in Appendix C.

³¹ U. S. Department of the Interior, National Park Service. National Register of Historic Places. <http://nrhp.focus.nps.gov>. 2010.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? • No Impact.

No previous studies have assessed the project site for cultural resources, and no cultural resources have been identified within its boundaries. One small historic-period refuse scatter was identified during the field survey. This appears to be a single-episode road side dump and as such cannot be connected with any identifiable context. It is not recommended eligible for the California Register of Historical Resources (California Register) and does not warrant further consideration. No other cultural resources of any kind (including historic-period or prehistoric archaeological resources, or historic-period architectural resources) were identified during the field survey. Based on these results, no significant impact related to historical resources is anticipated and no further investigations are recommended. The project's implementation would not impact any Federal, State, or locally designated historic resources. *As a result, no impacts would occur.*

B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? • Less than Significant Impact with Mitigation.

No signs of human habitation nor any cemeteries are apparent within or near the project, and no signs of development on the parcel appear on any historic aerial map reviewed, nor on later USGS maps. Since it is possible that previously unrecognized resources could exist at the site, the proposed project would be required to adhere to Cultural Resources Mitigation Measures 1, 2, 3, and 4. *Adherence to mitigation, the impact would be less than significant.*

C. Would the project disturb any human remains, including those interred outside of dedicated cemeteries? • Less than Significant Impact.

There are no dedicated cemeteries located within or in the vicinity of the project site. The proposed project would be restricted to the project site and therefore would not affect any dedicated cemeteries in the vicinity. Notwithstanding, the following mitigation is mandated by the California Code of Regulations (CCR) Section 15064.5(b)(4):

“A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.” Additionally, Section 5097.98 of the Public Resources Code states:

“In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with (b) Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. The coroner shall make his or

her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.”

Adherence to the aforementioned standard condition would ensure potential impacts remain at levels that are less than significant.

MITIGATION MEASURES

The following mitigation measures would be required to address potential cultural resources impacts:

Cultural Resources Mitigation Measure No. 1. Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Adelanto that a qualified archaeologist/paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.

Cultural Resources Mitigation Measure No. 2. The archaeologist/paleontologist monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The archaeologist/paleontologist monitor shall be empowered to temporarily halt or divert equipment to allow the removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified archaeologist/paleontologist personnel to have a low potential to contain or yield fossil resources.

Cultural Resources Mitigation Measure No. 3. Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the San Bernardino County Museum in San Bernardino, California, is required for significant discoveries. The archaeologist/paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.

Cultural Resources Mitigation Measure No. 4. A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the City of Adelanto prior to building finalization.

3.6 ENERGY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?			✗	
B. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			✗	

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on energy resources if it results in any of the following:

- The proposed project would result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during the proposed project's construction or operation.
- The proposed project would conflict with or obstruct a State or local plan for renewable energy or energy efficiency.

Energy and natural gas consumption were estimated using default energy intensities by building type in CalEEMod. In addition, it was assumed the new buildings would be constructed pursuant to the 2022 CALGreen standards, which was considered in the CalEEMod inputs.

The energy consumption worksheets are provided in Appendix D.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation? • Less than Significant Impact.

Southern California Edison (SCE) provides electricity to the project site. Currently, the existing site is vacant and does not use electricity. Therefore, the proposed project would cause a permanent increase in demand for electricity when compared to existing conditions. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities. According to the worksheets provided in Appendix D, the proposed project is anticipated to consume 4,025.5 KWH on a daily basis. The proposed project is located within the service area of the Southwest Gas Company. The project site is currently vacant and has no demand on natural gas. Therefore, the development of the proposed project would create a permanent increase in the demand for natural gas. According to the worksheets provided in Appendix D, the proposed project is anticipated to consume 47,956.6 cubic feet of natural gas on a daily basis.

TABLE 3-3 ESTIMATED ANNUAL ENERGY CONSUMPTION

Project	Consumption Rate	Total Project Consumption
Electrical Consumption	1730.4 kWh/sq. ft./year	1,469,309 kWh/day
Natural Gas Consumption	1694.4 Cubic feet/sq. ft./year	1,438,698 Cu. Ft./day

Source: Southern California Edison and Southwest Gas Company

The proposed project would represent an insignificant percentage of the overall demand in the region. The proposed project would be constructed pursuant to the 2022 energy conservation standards of Title 24; therefore, no significant impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation are anticipated and no mitigation measures are recommended. The proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. *As a result, the impacts would be less than significant.*

B. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency? • Less Than Significant Impact.

On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code) which became effective on January 1, 2011. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now requires that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The proposed project as well as any future development within the remainder of the project site would be required to conform to all pertinent energy conservation requirements. While the proposed project is a privately owned commercial use, the implementation of similar programs would prove effective in reducing potential energy consumption. The proposed project would be required to comply with all pertinent Title 24 requirements along with other Low Impact Development (LID) requirements. *As a result, the potential impacts would be less than significant.*

MITIGATION MEASURES

The analysis of potential impacts related to energy indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

3.7 GEOLOGY & SOILS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project directly or indirectly, cause potential substantial adverse effects, including the risk of loss, injury, or death?			✗	
i). Would the project, directly or indirectly, cause 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). Would the project, directly or indirectly cause strong seismic ground shaking?			✗	
iii). Would the project, directly or indirectly cause seismic-related ground failure, including liquefaction.				✗
iv). Would the project, directly or indirectly cause landslides?				✗
B. Would the project result in substantial soil erosion or the loss of topsoil?			✗	
C. Would the project 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. Would the project 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. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✗
F. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✗		

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on geology and soils if it results in any of the following:

- The proposed project would, directly or indirectly, cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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); strong seismic ground shaking; seismic-related ground failure, including liquefaction; and, landslides?
- The proposed project would result in substantial soil erosion or the loss of topsoil.

- The proposed project would be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.
- The proposed project would 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.
- The proposed project would have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.
- The proposed project would directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

The proposed project's potential seismic and soils risk was evaluated in terms of the site's proximity to earthquake faults and unstable soils.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project, directly or indirectly, cause potential substantial adverse effects, including the risk of loss, injury, or death? • Less than Significant Impact.*

Surface ruptures are visible instances of horizontal or vertical displacement, or a combination of the two. The amount of ground shaking depends on the intensity of the earthquake, the duration of shaking, soil conditions, type of building, and distance from the epicenter or fault. The potential impacts from fault rupture and ground shaking are considered no greater for the project site than for the surrounding areas given the distance between the site and the fault trace. Other potential seismic issues include ground failure and liquefaction. Ground failure is the loss in stability of the ground and includes landslides, liquefaction, and lateral spreading. *As a result, the potential impacts are less than significant.*

i). *Would the project, directly or indirectly, cause 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*

The City of Adelanto is located in a seismically active region. Earthquakes from several active and potentially active faults in the Southern California region could affect the proposed project site. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake. The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The closest fault to the project site is the Helendale Fault, which is located approximately 12.6 miles east of the City.³² *As a result, no impacts would occur.*

ii). *Would the project, directly or indirectly, cause strong seismic ground shaking? • Less than Significant Impact.*

The proposed project involves the construction and operation of a warehouse on a 17.4-acre vacant parcel located on the northwest corner of Pearmain Street and Barcelona Avenue. The City of Adelanto is located

³²California Department of Conservation. [Fault Activity Map](#).

in a seismically active region. Earthquakes from several active and potentially active faults in the Southern California region could affect the proposed project site. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake. The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The closest fault to the project site is the Helendale Fault which is located approximately 12.6 miles east of the City.³³ *As a result, the impacts would be less than significant.*

iii). *Would the project, directly or indirectly, cause seismic-related ground failure, including liquefaction?*
• *No Impact.*

According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. The risk for liquefaction is no greater on-site than it is for the region. The project site or the city of Adelanto is not located within a liquefaction zone.³⁴ *As a result, no impacts would occur.*

iv). *Would the project, directly or indirectly cause landslides?* • *No Impact.*

According to the United States Geological Survey, a landslide is defined as the movement of a mass of rock, debris, or earth down a slope. The project site is level with little to no slopes in the surrounding area. The proposed project-related grading would not involve any significant movement of earth. *As a result, no impacts would occur.*

B. *Would the project result in substantial soil erosion or the loss of topsoil?* • *Less than Significant Impact.*

According to the University of California, Davis SoilWeb database, the property is underlain by Bryman, Helendale, Cajon, and Mohave variant soils associations consisting of loamy fine sand with 0 to 2 percent slopes.³⁵ The proposed project's contractors would be required to adhere to specific requirements that govern wind and water erosion during site preparation and construction activities. Following development, the project site would be paved over and landscaped, which would minimize soil erosion. The project's construction would not result in soil erosion with adherence to those development requirements that restrict storm water runoff (and the resulting erosion) and require soil stabilization. In addition, stormwater discharges from construction activities that disturb one or more acres, or smaller sites disturbing less than one acre that are part of a common plan of development or sale, are regulated under the National Pollutant Discharge Elimination System (NPDES) stormwater permitting program. Prior to initiating construction, contractors must obtain coverage under an NPDES permit, which is administered by the State. In order to obtain an NPDES permit, the project Applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP). The County has identified sample construction Best Management Practices (BMPs) that may be included in the mandatory SWPPP. The use of these construction BMPs identified in the mandatory SWPPP would prevent soil erosion and the discharge of sediment into the local storm drains during the project's construction phase. *As a result, the impacts would be less than significant.*

³³California Department of Conservation. [Fault Activity Map](#).

³⁴ San Bernardino County. *Multi-Jurisdictional Hazard Mitigation Plan* - July 13, 2017.

³⁵ UC Davis. *SoilWeb*. Website accessed July 11, 2024.

C. Would the project 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.

The proposed project's construction would not result in soil erosion since the project's contractors must implement the construction BMPs identified in the mandatory SWPPP. The BMPs would minimize soil erosion and the discharge of sediment off-site. Additionally, the project site is not located within an area that could be subject to landslides or liquefaction.²⁸ The soils that underlie the project site possess a low potential for shrinking and swelling. Soils that exhibit certain shrink swell characteristics become sticky when wet and expand according to the moisture content present at the time. Since the soils have a low shrink-swell potential, lateral spreading resulting from an influx of groundwater is slim. The likelihood of lateral spreading would be further reduced since the project's implementation would not require significant grading and excavation that would extend to depths required to encounter groundwater. Moreover, the project would not result in the direct extraction of groundwater. *As a result, the potential impacts would be less than significant.*

D. Would the project 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? • Less than Significant Impact.

The University of California, Davis SoilWeb database was consulted to determine the nature of the soils that underlie the project site. According to the University of California, Davis SoilWeb database, the property is underlain by soils of various associations including Bryman, Cajon, Helendale, and Mohave variant soils associations.³⁶ According to the U.S. Department of Agriculture, these soils are acceptable for the development of commercial buildings.³⁷ *As a result, the potential impacts would be less than significant.*

E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? • No Impact.

The proposed project is required to extend and connect to the City's existing sewer system. No septic tanks will be used as part of the proposed project's implementation. *As a result, no impacts would occur.*

F. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? • Less Than Significant Impact with Mitigation

The proposed project site is located on a 17.4-acres (202,605 square feet) site that is currently vacant and undeveloped. The surface deposits in the proposed project area are composed entirely of younger Quaternary Alluvium. This younger Quaternary Alluvium is unlikely to contain significant vertebrate fossils, at least in the uppermost layers. The closest fossil vertebrate locality is LACM7786, between Adelanto and the former George Air Force Base. This locality produced a fossil specimen of meadow vole, *Microtus*. The next closest vertebrate fossil locality from these deposits is LACM 1224, east-southeast of the proposed project area west of Spring Valley Lake, which produced a specimen of fossil camel,

²⁸ United States Department of Agriculture, Soil Conservation Service. *Soil Survey of San Bernardino County*. Report dated 1978.

³⁶ UC Davis. *SoilWeb*. Website accessed July 11, 2024.

³⁷ Ibid.

Camelops. Additionally, further east-southeast of the proposed project area, on the western side of the Mojave River below the bluffs, an otherwise unrecorded specimen of mammoth was collected in 1961 from older Quaternary Alluvium deposits. The very limited and shallow excavations associated with the proposed project's construction, are not likely to uncover significant vertebrate fossil remains. *The* following mitigation will be applicable during earth-disturbing activities as a means to protect potential paleontological resources:

- Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Adelanto that a qualified archaeologist/paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.
- The archaeologist/paleontologist monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The archaeologist/paleontologist monitor shall be empowered to temporarily halt or divert equipment to allow the removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified archaeologist/paleontologist personnel to have a low potential to contain or yield fossil resources.
- Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the San Bernardino County Museum in San Bernardino, California, is required for significant discoveries. The archaeologist/paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.
- A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the San Bernardino County Museum prior to building final.

MITIGATION MEASURES

The following mitigation measures would be required to address potential paleontological resources impacts:

Paleontological Mitigation Measure No. 1. Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Adelanto that a qualified archaeologist/paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.

Paleontological Mitigation Measure No. 2. The archaeologist/paleontologist monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if they

are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The archaeologist/paleontologist monitor shall be empowered to temporarily halt or divert equipment to allow the removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified archaeologist/paleontologist personnel to have a low potential to contain or yield fossil resources.

Paleontological Mitigation Measure No. 3. Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the San Bernardino County Museum in San Bernardino, California, is required for significant discoveries. The archaeologist/paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.

Paleontological Mitigation Measure No. 4. A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the San Bernardino County Museum prior to building finalization.

3.8 GREENHOUSE GAS EMISSIONS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✗	
B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		✗		

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on greenhouse gas emissions if it results in any of the following:

- The proposed project would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- The proposed project would conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler. However,

emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above natural levels. These man-made GHG will have the effect of warming atmospheric temperatures with the attendant impacts of changes in the global climate, increased sea levels, and changes to the worldwide biome. The major GHG that influence global warming are described below.

- *Water Vapor*. Water vapor is the most abundant GHG present in the atmosphere. While water vapor is not considered a pollutant, while it remains in the atmosphere it maintains a climate necessary for life. As a GHG, the higher concentration of water vapor is then able to absorb more thermal indirect energy radiated from the Earth, thus further warming the atmosphere. When water vapor increases in the atmosphere, more of it will eventually also condense into clouds, which are more able to reflect incoming solar radiation. This will allow less energy to reach the Earth's surface thereby affecting surface temperatures.
- *Carbon Dioxide (CO₂)*. The natural production and absorption of CO₂ is achieved through the terrestrial biosphere and the ocean. Manmade sources of CO₂ include the burning coal, oil, natural gas, and wood. Since the industrial revolution began in the mid-1700's, these activities have increased the atmospheric concentrations of CO₂. Prior to the industrial revolution, concentrations were fairly stable at 280 parts per million (ppm). The International Panel on Climate Change (IPCC Fifth Assessment Report, 2014) Emissions of CO₂ from fossil fuel combustion and industrial processes contributed about 78% of the total GHG emissions increase from 1970 to 2010, with a similar percentage contribution for the increase during the period 2000 to 2010.
- *Methane (CH₄)*. CH₄ is an extremely effective absorber of radiation, although its atmospheric concentration is less than that of CO₂. Methane's lifetime in the atmosphere is brief (10 to 12 years), compared to some other GHGs (such as CO₂, N₂O, and Chlorofluorocarbons (CFCs)). CH₄ has both natural and anthropogenic sources. It is released as part of the biological processes in low oxygen environments, such as in swamplands or in rice production (at the roots of the plants). Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of methane. Other human-related sources of methane production include fossil-fuel combustion and biomass burning.
- *Nitrous Oxide (N₂O)*. Concentrations of N₂O also began to increase at the beginning of the industrial revolution. In 1998, the global concentration of this GHG was documented at 314 parts per billion (ppb). N₂O is produced by microbial processes in soil and water, including those reactions which occur in fertilizer containing nitrogen. In addition to agricultural sources, some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to its atmospheric load. It is also commonly used as an aerosol spray propellant.
- *Chlorofluorocarbons (CFC)*. CFCs are gases formed synthetically by replacing all hydrogen atoms in methane or ethane (C₂H₆) with chlorine and/or fluorine atoms. CFCs are nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (the level of air at the Earth's surface). CFCs have no natural source but were first synthesized in 1928. It was used for refrigerants, aerosol propellants, and cleaning solvents.
- *Hydrofluorocarbons (HFC)*. HFCs are synthetic man-made chemicals that are used as a substitute for CFCs. Out of all the GHGs, they are one of three groups with the highest global warming potential. The HFCs with the largest measured atmospheric abundances are (in order), HFC-23 (CHF₃), HFC-134a (CF₃CH₂F), and HFC-152a (CH₃CHF₂). Prior to 1990, the only significant emissions were HFC-23. HFC-134a use is increasing due to its use as a refrigerant. Concentrations of HFC-23 and HFC-134a in the atmosphere are now about 10 parts per trillion (ppt) each.

Concentrations of HFC-152a are about 1 ppt. HFCs are manmade and used for applications such as automobile air conditioners and refrigerants.

- *Perfluorocarbons (PFC)*. PFCs have stable molecular structures and do not break down through the chemical processes in the lower atmosphere. High-energy ultraviolet rays about 60 kilometers above Earth's surface are able to destroy the compounds. Because of this, PFCs have very long lifetimes, between 10,000 and 50,000 years. Two common PFCs are tetrafluoromethane (CF₄) and hexafluoroethane (C₂F₆). Concentrations of CF₄ in the atmosphere are over 70 ppt. The two main sources of PFCs are primary aluminum production and semiconductor manufacturing.
- *Sulfur Hexafluoride (SF₆)*. SF₆ is an inorganic, odorless, colorless, nontoxic, nonflammable gas. SF₆ has the highest global warming potential of any gas evaluated; 23,900 times that of CO₂. Concentrations in the 1990s were about 4 ppt. Sulfur hexafluoride is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

The MDAQMD mass emissions threshold is 10,000 metric tons (MTCO₂e) per year. *The computer worksheets are provided in Appendix A.*

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? • Less than Significant Impact.

As indicated in Table 3-4, the operational CO₂e to be 35,980 pounds per day which is well below the threshold. This figure does not take into account the implementation of *low impact development* (LID) requirements (drought tolerant landscaping, water efficient appliances, and energy efficient appliances) and compliance to Transportation Demand Management (TDM) requirements. *As a result, the potential impacts are considered to be less than significant.*

TABLE 3-4 GREENHOUSE GAS EMISSIONS INVENTORY

Source	GHG Emissions (pounds/day)			
	CO ₂	CH ₄	N ₂ O	CO ₂ e
Long-Term – Area Emissions	27.0	<0.005	<0.005	27.1
Long-Term - Energy Emissions	4,058	0.30	0.02	4,072
Long-Term - Mobile Emissions	27,222	0.79	1.19	27,639
Long-Term - Total Emissions	33,495	73.4	2.03	35,980
Total Construction Emissions	6,857	0.28	0.30	6,883
Significance Threshold				10,000 MTCO₂e

B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases? • Less than Significant Impact.

The San Bernardino County Transit Authority (SBCTA) authorized the preparation of a county-wide Regional Greenhouse Gas Reduction Plan. This plan was completed and finalized in March of 2014. The plan contains multiple reduction measures that would be effective in reducing GHG emissions throughout the SBCTA region. The lack of development in the immediate area may preclude residents from obtaining employment or commercial services within City boundaries, thus compelling residents to travel outside of

City boundaries for employment and commercial services. It is important to note that the California Department of Transportation as well as the Counties of Los Angeles and San Bernardino are engaged in an effort to construct a multi-modal transportation corridor consisting of public transit, a new freeway, and bicycle lanes known as the High Desert Corridor (HDC).

The San Bernardino County Transit Authority (SBCTA) authorized the preparation of a county-wide Regional Greenhouse Gas Reduction Plan. This plan was adopted in March 2021. The plan contains multiple reduction measures that would be effective in reducing GHG emissions throughout the SBCTA region. The lack of development in the immediate area may preclude residents from obtaining employment or commercial services within City boundaries, thus compelling residents to travel outside of City boundaries for employment and commercial services. It is important to note that the California Department of Transportation as well as the Counties of Los Angeles and San Bernardino are engaged in an effort to construct a multi-modal transportation corridor consisting of public transit, a new freeway, and bicycle lanes known as the High Desert Corridor (HDC). The aforementioned regional program would reduce potential GHG emissions related to excessive VMTs to levels that are less than significant.

Those Partnership jurisdictions, including Adelanto, choosing to complete and adopt local CAPs that are consistent with the County's GHG Reduction Plan and with the prior Regional Plan Program EIR and the addendum or supplemental CEQA document prepared by SBCOG would be able to tier their future project-level CEQA analyses of GHG emissions from their CAP.³⁸ Adelanto's reduction plan has the greatest effect on GHG emissions in the building energy, waste, and on-road transportation. The City of Adelanto adopted the North Adelanto Sustainable Community Plan which is a City planning framework that contains many transportation and land use-related actions to reduce vehicle-related GHG emissions throughout the region. This community plan supports the goals of SB 375 and the Sustainable Communities Strategy (On Road-STATE-SCS) through a wide range of actions which include the following.

- Integrate state, regional, and local sustainable community/smart growth principles into the development and entitlement process.
- Develop a system of trails and corridors that facilitates and encourages bicycling and walking.
- Require new development to provide transit facilities, such as bus shelters, transit bays, and turnouts, as necessary.
- Require the future development of community-wide servicing facilities to be sites in transit-ready areas that can be served and made accessible by public transit.
- Provide development-related incentives for projects that promote transit use.
- Designate and maintain a network of City truck routes that provide for the effective transport of goods while minimizing negative impacts on local circulation and noise sensitive land uses.
- Transition the City fleet to low emission/fuel-efficient vehicles as they are retired from service. λ Encourage carpooling.
- Work with the regional transit provider to provide shade, weather protection, seating, and lighting at all stops.

³⁸ San Bernardino County. *San Bernardino County Regional Greenhouse Gas Reduction Plan (SBCRGGRP)*. March 2021.

Key general plan policies that support the City of Adelanto's GHG reduction measures or would contribute to GHG reductions and sustainable practices in the City are listed below:

- *Policy NR 1.4:* All new developments will be required to implement energy conservation techniques into the development design.
- *Policy NR 1.6:* Conservation techniques shall be required for proposed development (both domestic and industrial) to minimize consumption levels of renewable and non-renewable natural resources including water resources.
- *Policy NR 1.1:* The City shall promote the development and use of alternative energy sources, such as passive solar in industrial, commercial, and residential developments.
- *Policy NR 1.1:* The City shall promote the development and use of alternative energy sources, such as passive solar in industrial, commercial, and residential developments.
- *Policy NR 1.6:* Conservation techniques shall be required for proposed development (both domestic and industrial) to minimize consumption levels of renewable and non-renewable natural resources including water resources.
- *Policy AQ 1.1:* The City shall continue to work with the Mojave Desert Air Quality Management District and any other agencies in order to enforce and implement regional air quality plans.
- *Policy WQ 1.1:* The City will require that development be designed and constructed to conserve water utilizing low flow irrigation and plumbing fixtures and facilities.
- *Policy WQ 1.5:* The City will require that all new development utilize water conservation techniques to conserve water resources, such as the use of low-flow irrigation and plumbing systems in new and existing development.

The proposed project would not involve or require any variance from an adopted plan, policy, or regulation governing GHG emissions. *As a result, no potential conflict with an applicable greenhouse gas policy plan, policy, or regulation would occur and the potential impacts are considered to be less than significant.*

MITIGATION MEASURES

The analysis of potential impacts related to greenhouse gas emissions indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation would be required.

3.9 HAZARDS & HAZARDOUS MATERIALS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✗	
B. Would the project 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. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✗	
D. Would the project 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. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✗
G. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?				✗

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on hazards and hazardous materials if it results in any of the following:

- The proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- The proposed project would 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.
- The proposed project would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- The proposed project would be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.
- The proposed project would result in a safety hazard or excessive noise for people residing or working in the project area 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.

- The proposed project would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- The proposed project would expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? • Less than Significant Impact.*

The project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. These products are strictly controlled and regulated and in the event of any spill, cleanup activities would be required to adhere to all pertinent protocols pertaining to Adelanto Municipal code 10.30.200.³⁹ The Applicant would be required to prepare a safety and hazard mitigation plan (SHMP) that indicates those protocols that must be adhered to in the event of an accident. The SHMP would first identify the initial steps that can be performed to establish a safety and health program within the proposed facility. The SHMP would outline the hazards for the facility by category (biological, chemical, and physical). In addition, a general description is given followed by information on the job role that might be specifically affected by the hazard, considerations for a hazard assessment, best practices for eliminating or managing the hazard, Federal, state, or local regulations that may apply to that hazard, and additional resources to assist in hazard recognition and management. The SHMP would be reviewed and approved by the County of San Bernardino Fire Department prior to the issuance of the Occupancy Permit. The proposed use of the project site would also require transportation of diesel to power the construction equipment. The gasoline and diesel fuels would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. *The impacts would be less than significant.*

B. *Would the project 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.*

A Phase I Environmental Site Assessment was prepared by staff from Converse Consultants on April 4, 2022. The assessment determined that the land has not been developed in the past. The consultants observed a pile of construction material along the south side of the property along with discarded trash throughout the subject property. No staining was observed on the soil around the trash.⁴⁰

The project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. There would also be frequent incoming transportation of gas and diesel fuel to be stored in the USTS on the project site. These products are strictly

³⁹ Municode. Adelanto, CA. Chapter 10.30.200- Construction Projects. Website Accessed July 11, 2024.

⁴⁰ Converse Consultants. *Phase I Environmental Site Assessment Report*. April 4, 2022

controlled and regulated and in the event of any spill, cleanup activities would be required to adhere to all pertinent protocols pertaining to the city's code of ordinance as mentioned in subsection A. The Applicant would be required to prepare a safety and hazard mitigation plan that indicates those protocols that must be adhered to in the event of an accident. This plan will be reviewed and approved by the City prior to the issuance of the Occupancy Permit. As a result, the likelihood of encountering contamination or other environmental concerns is remote. *The impacts will be less than significant.*

C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? • No Impact.

There are no schools located within one-quarter of a mile from the project site. The nearest schools to the project site are Westside Park Elementary School located approximately 1.1 miles to the southwest and Adelanto Elementary School located approximately 1.1 miles to the south. The proposed project will not create a hazard to any local school. *As a result, no impacts will result.*

D. Would the project 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.

Government Code Section 65962.5 refers to the Hazardous Waste and Substances Site List, commonly known as the Cortese List. The Cortese List is a planning document used by the State and other local agencies to comply with CEQA requirements that require the provision of information regarding the location of hazardous materials release sites. A search was conducted through the California Department of Toxic Substances Control Envirostor website to identify whether the project site is listed in the database as a Cortese site. The project site is not identified as a Cortese site.⁴¹ *As a result, no impacts would occur.*

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 a public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? • Less than Significant Impact.

The project site is located adjacent to the west of the Southern California Logistics Airport (SCLA). The project site is located outside the 60 CNEL noise contour area. The closest land use category to the project site within the Southern California Logistics Airport Specific Plan is within *Compatibility Review Area 4*. For this project, the proposed use is *normally acceptable*.⁴² As a result, the proposed project will not result in a safety hazard for people residing or working in the City and no impacts will occur. *The impacts will be less than significant.*

F. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? • No Impact.

At no time will all roadways be completely closed to traffic during the proposed project's construction. In addition, all construction staging must occur on-site. As a result, no impacts are associated with the

⁴¹ CalEPA. DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List).

http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm.

⁴² Michael Baker International. Southern California Logistics Airport Specific Plan. February 2021

proposed project's implementation.

G. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires? • No Impact.

The project site is not located within a “moderate fire hazard severity zone” and Local Responsibility Area (LRA).⁴³ As a result, no impacts would result.

MITIGATION MEASURES

The analysis of potential impacts related to hazards and hazardous materials indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation would be required.

3.10 HYDROLOGY & WATER QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			✗	
B. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✗	
C. Would the project 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 or,			✗	
i). Would the project result in substantial erosion or siltation on- or off-site;			✗	
ii). Would the project substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site;			✗	
iii). Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			✗	
iv). Would the project impede or redirect flood flows?			✗	
D. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?			✗	
E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				✗

⁴³ CalFire. *Very High Fire Hazard Severity Zone Map for SW San Bernardino County*.
http://frap.fire.ca.gov/webdata/maps/san_bernardino_sw/

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on hydrology and water quality if it results in any of the following:

- The proposed project would violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.
- The proposed project would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.
- The proposed project would 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 result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows.
- The proposed project would risk release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones.
- The proposed project would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? • Less than Significant Impact.

The project Applicant will be required to adhere to Chapter 17.93 – Erosion and Sediment Control, of the municipal code regulates erosion and sediment control. These regulations are outlined in Section 17.93.050 – Soil Erosion and Sediment Control Plan. The project Applicant will also be required to conform to Section 17.93.060 – Runoff Control of the City’s Municipal Code. In addition, stormwater discharges from construction activities that disturb one or more acres, or smaller sites disturbing less than one acre that are part of a common plan of development or sale, are regulated under the National Pollutant Discharge Elimination System (NPDES) stormwater permitting program. *As a result, the construction impacts would be less than significant.*

B. Would the project 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 used to control fugitive dust will be transported to the site via truck. No direct ground water extraction would occur. Furthermore, the construction and post-construction BMPs would address contaminants of concern from excess runoff, thereby preventing the contamination of local groundwater. These BMP controls may include, but not be limited to, the following:

- Stabilization practices for all areas disturbed by construction and grading.
- Structural practices for all drainage/discharge locations.
- Stormwater management controls, including measures used to control pollutants occurring in stormwater discharges after construction activities are complete.
- Velocity dissipation devices to provide nonerosive flow conditions from the discharge point along the length of any outfall channel.
- Other controls, including waste disposal practices that prevent discharge of solid materials.

In addition, there would be no direct groundwater withdrawals associated with the proposed project's implementation. *As a result, the impacts would be less than significant.*

C. *Would the project 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? • Less than Significant Impact.*

The proposed project is located on a "Zone X" flood hazard zone. The pre-development condition for the project site is undeveloped with land cover of poor open bush. The natural drainage pattern for the existing condition of the site is south to north. Stormwater sheets flow generally to the north toward Auburn Avenue. There are no public storm drain systems at the frontage of the project site. Pre-development conditions would be maintained through onsite detention of runoff. Detained runoff would be infiltrated into the ground. Stormwater runoff storage would be provided via underground infiltration chambers. *As a result, the impacts would be less than significant.*

i). *Would the project result in a substantial erosion or siltation on- or off-site; • Less than Significant Impact*

The project applicant will be required to abide by Adelanto's City Ordinance Chapter 17.93 – Erosion and Sediment Control that requires all applicants for projects involving construction activities, regardless of size, to submit an erosion and sediment control plan ("ESCP") to the City for review and approval. *As a result, the impact would be less than significant.*

ii). *Would the project substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite • Less than Significant Impact*

The project applicants are required to follow Adelanto municipal code 17.91.030 requiring measures to control runoff from construction sites consistent with NPDES imposed by the State Regional Water Quality Control Board. *As a result, the impact would be less than significant.*

iii). *Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; • Less than Significant Impact*

A 37,903 square-foot xeriscape landscaped stormwater detention basin would be located on the west of the site. Based on the 100-year rational method analysis, the post-development flow rate within the disturbed area increased compare to the pre-development flow rate. Furthermore, the post-development runoff volume increased compare to the pre-development runoff volume. The increase in flow rate and runoff

volume was a result from a decrease in time of concentration. Based on the Water Quality Management Plan for this project, the design capture volume (DCV) for the site is 35,862 cubic feet (cf). Since the DCV is higher than the difference between the pre- and post-development 100-year storm runoff volume (16,805 cf), the DCV is the minimum storm runoff storage required for the proposed development. To mitigate the increase storm runoff volume within the disturbed area, two underground infiltration chambers with a storage volume of 40,132 cf is proposed for the project. Since there are no public storm drain systems around the frontage of the site, the proposed chamber system will provide sufficient storage volume to mitigate the full 100- year storm runoff volume to promote on-site infiltration and to mitigate any flooding potential. In a large storm event, an emergency overflow sump pump is proposed for the project site. The sump pump will be designed to have a maximum outflow flow rate of 2 cfs. This strategy will reduce any potential impacts to the downstream off-site storm drain system and give more confidence to mitigate the increase in runoff.⁴⁴ *As a result, the impacts would be less than significant.*

iv). Would the project impede or redirect flood flows? • Less than Significant Impact

As mentioned previously, the site would be designed so the proposed hardscape surfaces (the building and paved areas) would either drain into the underground infiltration chambers and the above-ground basin. *As a result, the potential impacts would be less than significant.*

D. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation? • Less than Significant Impact.

According to the Federal Emergency Management Agency (FEMA) flood insurance maps obtained for the City of Adelanto, as mentioned previously, the proposed project site is located in a flood hazard zone, labeled as “Zone X.” The 1-percent annual chance flood is also referred to as the base flood or 100-year flood.⁴⁵ The proposed project site is not located in an area that is subject to inundation by seiche or tsunami. In addition, the project site is located inland approximately 70 miles from the Pacific Ocean and the project site would not be exposed to the effects of a tsunami. *As a result, the potential impacts would be less than significant.*

E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? • No Impact.

The proposed project is required to be in compliance with Chapter 17.93 the City of Adelanto Municipal Code. Chapter 17.93 of the City of Adelanto Municipal Code is responsible for implementing the NPDES and MS4 stormwater runoff requirements. In addition, the project’s operation would not interfere with any groundwater management or recharge plan since there are no active groundwater management recharge activities on-site or in the vicinity. *As a result, no impacts are anticipated.*

MITIGATION MEASURES

The analysis determined that the project would not result in any significant impacts on hydrology and water quality with the implementation of the standard project design measures and conditions. As a result, no mitigation measures are required.

⁴⁴ WestLAND Group, IC. *Auburn Avenue 17.4 AC Development Preliminary Hydrology Study Report*. January 2023

⁴⁵ Fema. Flood Zones. Website Accessed July 10, 2024.

3.11 LAND USE & PLANNING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project physically divide an established community?				✗
B. Would the project 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?				✗

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, acting as Lead Agency, a project may be deemed to have a significant adverse impact on mineral resources if it results in any of the following:

- The proposed project would physically divide an established community.
- The proposed project would 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.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project physically divide an established community?* • No Impact.

The proposed project site is located on a 17.4-acre, undeveloped lot. The project site's zoning is Airport Development District (ADD). The site and the surrounding area are provided in Exhibit 2-4 in Section 2. Land uses and development located in the vicinity of the proposed project site are outlined below:

- *North of the project site:* Auburn Avenue extends along the project site's north side. Further north, north of the aforementioned roadway, are a water treatment site and undeveloped parcels. This area is zoned as Public Utility (PU) and Airport Development District (ADD).⁴⁶
- *East of the project site:* Adelanto Road extends along the project site's east side. The Amazon Fulfillment Center Warehouse within the Southern California Logistics Airport is located further east of Adelanto Road. This area is part of the Southern California Logistics Airport Specific Plan in the City of Victorville.⁴⁷
- *South of the project site:* Barcelona Avenue extends along the project site's south side. Further south is the vacant land. This area is zoned as Airport Development District (ADD).⁴⁸
- *West of the project site:* Pearmain Street extends along the project's west side. Further west is a warehouse. This area is zoned as Airport Development District (ADD).⁴⁹

⁴⁶ Google Earth. Website accessed July 9, 2024. and City of Adelanto Zoning Map

⁴⁷ Google Earth. Website accessed July 9, 2024. and City of Victorville Zoning Map

⁴⁸ Google Earth. Website accessed July 9, 2024. and City of Adelanto Zoning Map

⁴⁹ Ibid.

The granting of the requested entitlements and subsequent construction of the proposed project would not result in any expansion of the use beyond the current project site boundaries. The surrounding land uses include a water treatment facility, an airport, and vacant land. The proposed warehouse is a use permitted by right under the City's zoning ordinance. As a result, the project would not lead to any division of an existing established neighborhood. *Therefore, no impacts will occur.*

B. *Would the project 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? • No Impact.*

The project site is located adjacent to the west of the Southern California Logistics Airport (SCLA). The project site is located outside of the 60 CNEL noise contour area. The closest land use category to the project site within the Southern California Logistics Airport Specific Plan is within *Compatibility Review Area 4*. For this project, the proposed use is *normally acceptable*.⁵⁰ The project site has a General Plan land use designation of Airport Development District (ADD). The proposed project involves the construction of an industrial use that would include a warehouse. The proposed use of the project site would be compatible with the project site's land use and zoning designations. *As a result, no impacts would occur.*

MITIGATION MEASURES

The analysis determined that no impacts on land use and planning would result upon the implementation of the proposed project. As a result, no mitigation measures are required.

3.12 MINERAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✕
B. Would the project 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?				✕

⁵⁰ Michael Baker International. *Southern California Logistics Airport Specific Plan*. February 2021

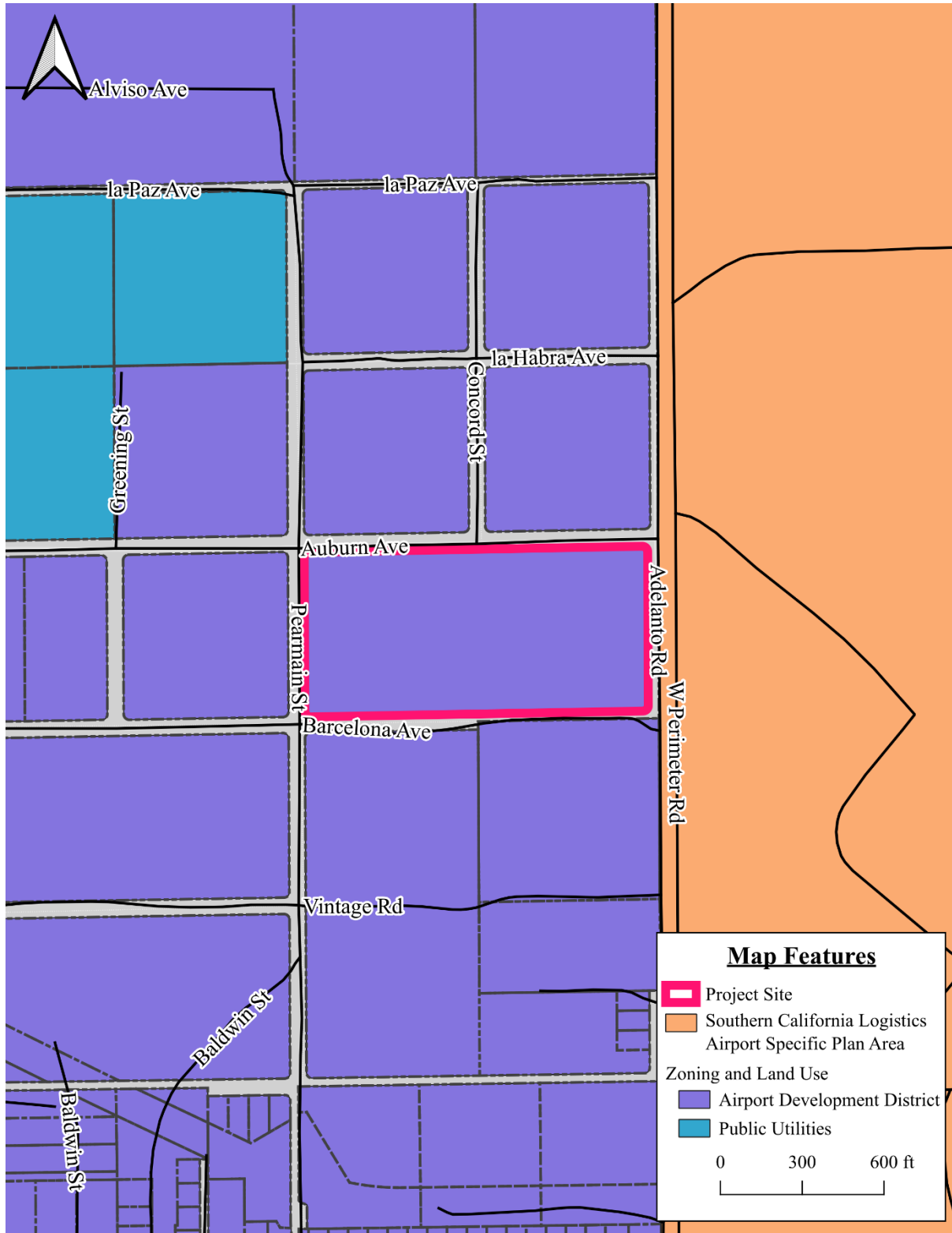


EXHIBIT 3-2 LAND USE AND ZONING MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on mineral resources if it results in any of the following:

- The proposed project would result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.
- The proposed project would result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

The Surface Mining and Reclamation Act of 1975 (SMARA) has developed mineral land classification maps and reports to assist in the protection and development of mineral resources. According to the SMARA, the following four mineral land use classifications are identified:

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

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? • No Impact.*

A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells on-site or located in the vicinity of the project site.⁵¹ The project site is not located in a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities. A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located in the vicinity of the project site.⁵² The project site is located within Mineral Resource Zone (MRZ-3A), which means there may be significant mineral resources present.⁵³ As indicated previously, there are no active mineral extraction activities occurring on-site or in the adjacent properties. *As a result, no impacts would occur.*

B. *Would the project result in the loss of availability of a locally important mineral resource recovery*

⁵¹ California, State of. Department of Conservation. *California Oil, Gas, and Geothermal Resources Well Finder*. <https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-117.41448/34.56284/14>.

⁵² California, State of. Department of Conservation. *California Oil, Gas, and Geothermal Resources Well Finder*.

⁵³ California Department of Conservation. *Mineral Land Classification Map for the Adelanto Quadrangle*. Map accessed July 11, 2024.

site delineated on a local general plan, specific plan or other land use plan? • No Impact.

As previously mentioned, no mineral, oil, or energy extraction and/or generation activities are located within the project site. Moreover, the proposed project would not interfere with any resource extraction activity. *Therefore, no impacts would result.*

MITIGATION MEASURES

The analysis of potential impacts related to mineral resources indicated that no significant adverse impacts would result from the approval of the proposed project and its subsequent implementation. As a result, no mitigation measures are required.

3.13 NOISE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in 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. Would the project result in generation of excessive ground borne vibration or ground borne 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?				×

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on noise if it results in any of the following:

- The proposed project would result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- The proposed project would result in the generation of excessive ground borne vibration or ground borne noise levels.
- For a proposed 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?

Noise levels may be described using a number of methods designed to evaluate the “loudness” of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel

scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. Noise level increases of 3.0 dB or less are not generally perceptible to persons with average hearing abilities. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. Noise levels associated with common everyday activities are illustrated in Exhibit 3-5. Noise sensitive land uses in the area are shown in Exhibit 3-6.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in 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? • Less than Significant Impact with Mitigation.*

The primary sources of noise in the Adelanto planning area are freeways and roadways, SCLA aircraft operations, and stationary sources. Future sources of noise generated on-site will include noise from vehicles traveling to and from the project and noise emanating from back-up alarms, building equipment noise (air conditioning units, and other equipment), and other noises typically associated with commercial development. Noise sensitive land uses in the area are shown in Exhibit 3-6. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. Noise levels associated with common everyday activities are shown in Exhibit 3-6. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. In other words, increases in ambient noise levels of 3.0 dB or less are not generally perceptible to persons with average hearing abilities.⁵⁴ The closest residential noise sensitive land use is located approximately 1,800 feet to the northwest of the project site. As a result, the proposed project would not expose sensitive receptors to excessive noise levels. The only short-term construction noise would be limited to the grading during the site preparation phases and the erection of the new buildings. Nevertheless, the following mitigation will be required in order to further reduce construction noise:

- The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

Adherence to the aforementioned mitigation measures would reduce the potential noise impacts to levels that are less than significant.

⁵⁴ Bugliarello, et. al. *The Impact of Noise Pollution*, Chapter 127, 1975.

dB LEVELS

 Serious Injury	165	
	160	
	155	
	150	
 Pain	145	
	140	<i>sonic boom</i>
	135	
	130	
	125	<i>jet take off at 200 ft.</i>
	120	
 Discomfort	139	<i>music in night club interior</i>
	110	<i>motorcycle at 20 ft.</i>
	105	<i>power mower</i>
	100	
	95	<i>freight train at 50 ft.</i>
	90	<i>food blender</i>
 Range of Typical Noise Levels	85	<i>electric mixer, light rail train horn</i>
	80	
	75	
	70	<i>portable fan, roadway traffic at 50 ft.</i>
	65	
	60	<i>dishwasher, air conditioner</i>
	55	
	50	<i>normal conversation</i>
	45	<i>refrigerator, light traffic at 100 ft.</i>
	40	
	35	<i>library interior (quiet study area)</i>
	30	
 Threshold of Hearing	25	
	20	
	15	
	10	<i>rustling leaves</i>
	5	
	0	

EXHIBIT 3-3 LOUDNESS SCALE

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

B. Would the project result in generation of excessive ground borne vibration or ground borne noise levels? • Less than Significant Impact with Mitigation.

The construction of the proposed project will result in the generation of vibration and noise, though the vibrations and noise generated during the project's construction would not adversely impact the nearby residential sensitive receptors. The background vibration velocity level in residential areas is usually around 50 vibration velocity level (VdB). The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximately dividing line between barely perceptible and distinctly perceptible levels for many people. Sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors causes most perceptible indoor vibration. Construction activities may result in varying degrees of ground vibration, depending on the types of equipment, the characteristics of the soil, and the age and construction of nearby buildings.

The operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Ground vibrations associated with construction activities using modern construction methods and equipment rarely reach the levels that result in damage to nearby buildings though vibration related to construction activities may be discernible in areas located near the construction site. A possible exception is in older buildings where special care must be taken to avoid damage. Table 3-5 summarizes the levels of vibration and the usual effect on people and buildings. The U.S. Department of Transportation (U.S. DOT) has guidelines for vibration levels from construction related to their activities and recommends that the maximum peak-particle-velocity (PPV) levels remain below 0.05 inches per second at the nearest structures. PPV refers to the movement within the ground of molecular particles and not surface movement. Vibration levels above 0.5 inches per second have the potential to cause architectural damage to normal dwellings. The U.S. DOT also states that vibration levels above 0.015 inches per second (in/sec) are sometimes perceptible to people, and the level at which vibration becomes an irritation to people is 0.64 inches per second.

TABLE 3-5 COMMON EFFECTS OF CONSTRUCTION VIBRATION

Peak Particle Velocity (in/sec)	Effects on Humans	Effects on Buildings
<0.005	Imperceptible	No effect on buildings
0.005 to 0.015	Barely perceptible	No effect on buildings
0.02 to 0.05	Level at which continuous vibrations begin to annoy occupants of nearby buildings	No effect on buildings
0.1 to 0.5	Vibrations considered unacceptable for persons exposed to continuous or long-term vibration.	Minimal potential for damage to weak or sensitive structures
0.5 to 1.0	Vibrations considered bothersome by most people, tolerable if short-term in length	Threshold at which there is a risk of architectural damage to buildings with plastered ceilings and walls. Some risk to ancient monuments and ruins. U.S. Bureau of Mines data indicates that blasting vibration in this range will not harm most buildings. Most construction vibration limits are in this range.
1.0 to 2.0		
>3.0	Vibrations considered unpleasant by most people.	Potential for architectural damage and possible minor structural damage

Source: U.S. Department of Transportation

Typical levels from vibration generally do not have the potential for any structural damage. Some construction activities, such as pile driving and blasting, can produce vibration levels that may have the potential to damage some vibration sensitive structures if performed within 50 to 100 feet of the structure. The reason that normal construction vibration does not result in structural damage has to do with several issues, including the frequency vibration and magnitude of construction related vibration. Unlike earthquakes, which produce vibration at very low frequencies and have a high potential for structural damage, most construction vibration is in the mid- to upper- frequency range, and therefore, have a lower potential for structural damage.

Various types of construction equipment have been measured under a wide variety of construction activities with an average of source levels reported in terms of velocity levels as shown in Table 3-4. Although the table gives one level for each piece of equipment, it should be noted that there is a considerable variation in reported ground vibration levels from construction activities. The data in Table 3-4 does provide a reasonable estimate for a wide range of soil conditions. Based on Transit Noise and Vibration Impact Assessment, a vibration level of 102 VdB (vibration decibels, or 0.5 inches per second [in/sec]) is considered safe and would not result in any construction vibration damage. Vibration resulting from the operation of construction vehicles may affect the residents located north of the project site. Strict adherence to the mitigation provided below will reduce the number of units and residents potentially affected by ground-borne vibration generated by empty haul trucks:

- Construction vehicles will be prohibited from travelling on local streets in the residential areas. All haul trucks must travel either northbound or southbound on Highway 395 to access the project site via Air Expressway.

Adherence to the above-mentioned mitigation will reduce potential vibration impacts to levels that are less than significant.

Once operational, the proposed project will not generate excessive ground-borne noise. The project will be required to adhere to all pertinent City noise control regulations. In addition, the cumulative traffic associated with the proposed project will not be great enough to result in a measurable or perceptible increase in traffic noise (it typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater). Once in operation, the proposed project will not significantly raise ground borne noise levels. Slight increases in ground-borne noise levels could occur during the construction phase. The limited duration of construction activities and the City's construction-related noise control requirements will further reduce the potential impacts. *In addition, the above required mitigation measures would reduce the impacts to levels that are less than significant.*

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? • No Impact.*

The project site is located 1.4 miles southwest of the Southern California Logistics Airport (SCLA).⁵⁵ The proposed project site is located outside of the designated *Runway Protection Zone* of Runway 17-35. The project site is located well outside of the 60 CNEL noise contour area. The project site is located outside of

⁵⁵ Toll-Free Airline. *San Bernardino County Public and Private Airports, California.*

the Southern California Logistics Airport Specific Plan, however is adjacent to a warehouse within a designated *Compatibility Review Area 4*. For this project the proposed use is *normally acceptable*.⁵⁶ For this reason, the following mitigation measure is required in Section 3.9E. No noise mitigation is required. *As a result, no impacts would occur.*

MITIGATION MEASURES

The following mitigation will be required in order to further reduce construction noise:

Noise Mitigation Measure No. 1. The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

Vibration resulting from the operation of construction vehicles may affect the residents located north of the project site. Strict adherence to the mitigation provided below would reduce the number of units and residents potentially affected by ground-borne vibration generated by empty haul trucks:

Noise Mitigation Measure No. 2. Construction vehicles will be prohibited from travelling on local streets in the residential areas. All haul trucks must travel either northbound or southbound on Highway 395 to access the project site via Auburn Ave.

3.14 POPULATION & HOUSING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project 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. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				×

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on population and housing if it results in any of the following:

- The proposed project would induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).
- The proposed project would displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

⁵⁶ Coffman Associates, Inc. *Southern California Logistics Airport. Comprehensive Land Use Plan*. September 2008

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project 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)? • No Impact.

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. Growth-inducing impacts include the following:

- *New development in an area presently undeveloped and economic factors which may influence development.* The site is currently undeveloped and relatively undisturbed with the exception of vehicular activity occurring over the site. Land uses surrounding the property on the north, south, and east are designated as Mixed Use (MU).
- *Extension of roadways and other transportation facilities.* Future roadway and infrastructure connections will serve the proposed project site only. Roadways to the project site need improvement.
- *Extension of infrastructure and other improvements.* The installation of any new utility lines will not lead to subsequent offsite development since these utility connections will serve the site only. At present, existing water sewer connections will need to be extended to serve the project site. The project's potential utility impacts are analyzed in Section 3.19.
- *Major off-site public projects (treatment plants, etc.).* The project's increase in demand for utility services can be accommodated without the construction or expansion of landfills, water treatment plants, or wastewater treatment plants. The project's potential utility impacts are further analyzed in Section 3.19.
- *The removal of housing requiring replacement housing elsewhere.* The site does not contain any housing units. As a result, no replacement housing will be required.
- *Additional population growth leading to increased demand for goods and services.* The project will result in an increase in employment which can be accommodated by the local labor market but will not result in a change in population growth.
- *Short-term growth-inducing impacts related to the project's construction.* The project will result in temporary employment during the construction phase.

The newly established roads and utility lines would serve the project site only and not extend into undeveloped areas. The proposed project would not result in any unplanned growth. *As a result, no impacts would result.*

B. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? • No Impact.

The project site is vacant though portions of the site have been disturbed. This property and surrounding areas have a General Plan and zoning designations of Airport Development District (ADD). No housing units are located on the project site and none would be displaced as a result of the proposed project's implementation. *Therefore, no impacts would result.*

MITIGATION MEASURES

The analysis of potential population and housing impacts indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

3.15 PUBLIC SERVICES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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 would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
i). Would the project result in substantial adverse physical impacts associated with Fire protection?			✗	
ii). Would the project result in substantial adverse physical impacts associated with Police protection?			✗	
iii). Would the project result in substantial adverse physical impacts associated with Schools?			✗	
iv). Would the project result in substantial adverse physical impacts associated with Parks?			✗	
v). Would the project result in substantial adverse physical impacts associated with Other public facilities?			✗	

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- The proposed project would 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 or other public facilities.

ANALYSIS OF ENVIRONMENTAL IMPACTS

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 would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:*

i). *Would the project have fire protection? Less than Significant Impact.*

The City of Adelanto contracts fire protection services with the San Bernardino County Fire Department from two fire stations located within the City limits with the closest being located approximately 2.83 miles to the southwest. The Fire Department currently reviews all new development plans. The proposed project will be required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks, emergency access, and fire flow (or the flow rate of water that is available for extinguishing fires). The proposed project would place an incremental demand on fire services since the project will be constructed with strict adherence to all pertinent building and fire codes. In addition, the proposed project would be required to implement all pertinent Fire Code Standards including the installation of fire hydrants and sprinkler systems inside the buildings. Furthermore, the project will be reviewed by City and County Fire officials to ensure adequate fire service and safety as a result of project implementation. *As a result, the potential impacts related to fire protection services would be less than significant.*

ii). *Would the project have police protection? Less than Significant Impact.*

Law enforcement services within the City are provided by the San Bernardino County Sheriff's Department which serves the community from one police station located approximately 0.92 miles to the southwest of the project site. The proposed project will also be required to comply with the County and City security requirements. *As a result, the impacts would be less than significant.*

iii). *Would the project be near schools? Less than Significant Impact.*

The nearest schools to the project site are Adelanto Elementary School located 1.1 feet to the northeast and Columbia Middle School located approximately 1.03 miles south. Due to the nature of the proposed project, no direct enrollment impacts regarding school services will occur. The proposed project would not directly result in an increase in population and therefore would not create a significant incremental demand for school services. In addition, the proposed project would be required to pay all pertinent development fees to the local school district. *As a result, the impacts would be less than significant.*

iv). *Would the project be near parks? Less than Significant Impact.*

The nearest park to the project site is Adelanto Dog Park located approximately 1.32 miles southwest of the project site. The proposed project would not result in any local increase in residential development (directly or indirectly) that could potentially impact the local recreational facilities. *As a result, the*

impacts would be less than significant.

v). Would the project have other public facilities? Less than Significant Impact.

The proposed project would not create direct local population growth that could potentially create demand for other governmental service. *As a result, the impacts would be less than significant.*

MITIGATION MEASURES

The analysis of public service impacts indicated that no significant adverse impacts are anticipated, and no mitigation is required with the implementation of the proposed project.

3.16 RECREATION

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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 would occur or be accelerated?				×
B. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				×

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on recreation if it results in any of the following:

- The proposed project would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- The proposed project would include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

ANALYSIS OF ENVIRONMENTAL IMPACTS

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 would occur or be accelerated? • No Impact.

Due to the potential use of the proposed project, no increase in the use of City parks and recreational facilities is anticipated to occur. The nearest park to the project site is Adelanto Dog Park located approximately 1.32 miles southwest of the project site. The proposed project would not result in any

improvements that would potentially significantly physically alter any public park facilities and services. As a result, no impacts are anticipated.

B. Would 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.

As previously indicated, the implementation of the proposed project would not affect any existing parks and recreational facilities in the City. No such facilities are located adjacent to the project site. As a result, no impacts would occur.

MITIGATION MEASURES

The analysis of potential impacts related to parks and recreation indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

3.17 TRANSPORTATION

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project 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 §15064.3 subdivision (b)?			✗	
C. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✗	
D. Would the project result in inadequate emergency access?				✗

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on transportation and circulation if it results in any of the following:

- The proposed project would conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.
- The proposed project would conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).
- The proposed project would substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).
- The proposed project would result in inadequate emergency access.

The traffic study is provided in Appendix E.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? • Less than Significant Impact with Mitigation.*

The proposed project includes four driveways located near the corners of the site, two driveways would connect with the south side of Auburn Avenue and two driveways would connect on the north side of Barcelona Avenue. The two driveway connections on the north of the site would be 40 feet in width and would have an 8-foot sliding gate. The two driveway connections on the south of the site would be 30 feet in width and not gated. The proposed project's internal circulation would be facilitated by internal drive aisles that have widths varying from 30 feet to 48 feet. The drive aisles on the east and west sides of the site would both have an 8-foot sliding gate towards the south of the aisle. A total of 45-dock high doors would be located along the building's north-facing elevation. There would be 6 at-grade access doors to the warehouse, two located on every façade except the south.

Parking would be located along the east, west, and south sides of the warehouse. The main public entryways would be located along the south side of the buildings while the loading docks and truck maneuvering areas would be located along the north elevations of the building. This site would be provided with 205 parking stalls, 60 truck trailer parking stalls, and 45 dock high truck doors. Of the 205 parking stalls, 8 would be ADA compliant and 16 are dedicated to electric vehicles. The parking stalls on the south would face the warehouse while the auto parking and trailer stalls on the east, west, and north face the street.⁵⁷ The following roadways provide access to and within the study area;

- *Pearmain Street* provides access to the west of the project site. The roadway traverses north to south and provides access between El Mirage Road to the north and Air Expressway to the south. This roadway is currently an unimproved two-lane road (one lane in each direction).
- *Adelanto Road* provides access to the east of the site. The roadway traverses north to south and provides direct access between Bryman Road to the north and Holly Street to the south. This roadway is currently an unimproved two-lane road (one lane in each direction).
- *Auburn Avenue* provides access to the north of the site. The roadway traverses east to west and provides access between the Highway 395 to the west and Adelanto Road to the east. This roadway is currently an unimproved two-lane road (one lane in each direction).
- *Barcelona Avenue* provides local access in the project area. The roadway traverses east to west and provides direct access to Pearmain Street to the west and Adelanto Road to the east. This roadway is currently an unimproved two-lane road (one lane in each direction).

This Initial Study analyzes the environmental impacts associated with the development of a warehouse that would consist of 306,106 square feet on a project site totaling 17.4 acres or 758,299 square feet. The new building would include a warehouse consisting of 295,606 square feet. The new building would include an office area of 10,500 square feet located near the southwest corner of the new building along with a mezzanine of 5,228 square feet. For purposes of this trip generation analysis, the floor area figure of 306,106

⁵⁷ RGA Office of Architectural Design. *Site Plan Sheet A1-1P*. January 31, 2023.

square feet for the new building is the independent variable used to calculate the trip generation for the proposed project. In order to accurately assess future traffic conditions, trip generation estimates were developed for the project. Trip generation rates are based on the nationally recognized recommendations contained in “Trip Generation” manual, 10th edition, published by the Institute of Transportation Engineers (ITE). For this study, the analysis assumed the trip generation for warehouse land uses (ITE Land Use Code 150) was used. According to the ITE, warehouses (Land Use Code 150) would generate 1.74 trips per day for every 1,000 square feet of floor area (1.74 trips/day/1,000 sq. ft.).

Table 3-6 shows a summary of the trip generation estimates for the proposed project. It is estimated that the proposed project would generate 532 daily trips. Of this total, 52 trips would occur during the morning (AM) peak hour and 58 trips would occur during the evening (PM) peak hour. Assuming that 66% of these daily trips would be from automobiles, daily trips from automobiles would total 351 trips. Assuming 34% of the daily trips associated with the proposed project would be from multi-axle trucks, trucks would account for 181 trips per day.

TABLE 3-6 TRIP GENERATION FOR THE PROPOSED PROJECT

ITE Land Use	ITE Code	Unit	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Warehousing Trip Rates	150	KSF	1.74	77%	23%	0.17	27%	73%	0.19
Category	Size		Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Trips – New Building (ITE Code 150)	306,106	Sq. ft.	532	40	12	52	16	42	58
Total Trip Generation			532	40	12	52	16	42	58
Car (66% of trips)			351	26	9	35	11	28	38
Multi Axle Trucks (34% of trips)			181	14	3	17	5	14	20

Source: Institute of Transportation Engineers, 10th Edition

As shown in Table 3-6, the proposed project is estimated to generate 532 primary daily trips, 52 primary AM peak hour trips, and 58 primary PM peak hour trips. The project will be conditioned to dedicate for landscape maintenance purposes for Auburn Avenue, Adelanto Road, Pearmain Street, and Barcelona Avenue. The project will also be conditioned to construct Auburn Avenue and Adelanto Road to join with existing street improvements, Pearmain Street and Barcelona Avenue to half-width along the project frontage, and street signs and traffic control devices. The analysis of potential impacts related to traffic and circulation indicated that the following mitigation measures would be required:

- The project will be conditioned to dedicate for street and utility purposes per City Standards for all streets as well as dedication for landscape maintenance purposes for Auburn Avenue, Adelanto Road, Pearmain Street, and Barcelona Avenue.
- The project will be conditioned to construct Auburn Avenue to join with existing street improvements, curb to edge consisting of a minimum of 4 inches of asphalt concrete over 6 inches of Class 2 base material, or per “R” value test for a Traffic Index (TI) of 10.0, whichever is greater, 6" concrete curb and gutters, and six-foot wide sidewalks, per Greenbook Standard Specifications. Adelanto Road shall be constructed to join with existing street improvements, curb to edge

consisting of a minimum of 4 inches of asphalt concrete over 6 inches of Class 2 base material, or per “R” value test for a Traffic Index (TI) of 10.0, whichever is greater, 6" concrete curb and gutters, and six-foot wide sidewalks, per Greenbook Standard Specifications. Pearmain Street shall be constructed to half-width along project frontage, curb to curb of pavement consisting of a minimum of 4 inches of asphalt concrete over 6 inches of Class 2 base material, or per “R” value test for a Traffic Index (TI) of 8.0, whichever is greater, 6" concrete curb and gutters, and six-foot wide sidewalks, per Greenbook Standards. Pearmain Street shall be constructed to half-width along project frontage, curb to curb of pavement consisting of a minimum of 3 inches of asphalt concrete over 4 inches of Class 2 base material, or per “R” value test for a Traffic Index (TI) of 8.0, whichever is greater, 6" concrete curb and gutters, and six-foot wide sidewalks, per Greenbook Standards at the time of adjacent development offsite improvements.

- The project will be conditioned to install street name signs and traffic control devices, including full-width striping and striping transition into existing paving, shall be constructed in accordance with the approved plans and designed per the Manual on Uniform Traffic Control Devices and City Standards at the time of construction as directed by the City Engineer. Street names for this project shall be submitted to the Engineering Department for City Council approval. All signposts shall be installed with anchors when installed into concrete. All street name signs shall be installed on 12-inch cap brackets. Any sign or post removed by the developer shall be returned to the Street Department undamaged and not vandalized. All striping, onsite and offsite, shall be installed by the developer. This includes “STOP” and stop bars at all “STOP” signs, fog lines and any other traffic safety striping that may apply as directed by the Street Department. Curbs must be painted red 7.5 feet on each side of center in front of all fire hydrants. Curbs must be painted white 7.5 feet on each side of center with 3-minute max stenciled of the curb in front of all mailboxes.

The potential impacts will be less than significant with adherence to the aforementioned mitigation measures.

B. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)? • Less than Significant Impact.

The City of Adelanto has adopted vehicle miles travelled (VMT) thresholds based on the California Emission Estimator Model (CalEEMod) as its preferred method to evaluate VMT impacts. In other words, the City’s adopted threshold assumes that if a project’s GHG emissions are below thresholds for that land use, the project could be screened out from a VMT analysis. The threshold for GHG emissions is 10,000 MTCO_{2e} per day. a less than significant impact to the environment. As indicated herein in Section 3.8, the Greenhouse gas emissions would be below this threshold. It is also important to note that the proposed project is also consistent with the City’s Zoning and General Plan. As a result, the proposed project would also conform to all regional growth projections. *As a result, the impacts will be less than significant.*

C. Would the project 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 includes four driveways located near the corners of the site, two driveways would connect with the south side of Auburn Avenue and two driveways would connect on the north side of Barcelona Avenue. The two driveway connections on the north of the site would be 40 feet in width and

would have an 8-foot sliding gate. The two driveway connections on the south of the site would be 30 feet in width and not gated. The proposed project's internal circulation would be facilitated by internal drive aisles that have widths varying from 30 feet to 48 feet. The proposed project will not expose future drivers to dangerous intersections or sharp curves and the proposed project will not introduce incompatible equipment or vehicles to the adjacent roads. *As a result, the potential impacts would be less than significant.*

D. Would the project result in inadequate emergency access? • No Impact.

The proposed project would not affect emergency access to any adjacent parcels. At no time during construction will adjacent streets be completely closed to traffic. All construction staging must occur on-site. *As a result, no impacts are associated with the proposed project's implementation.*

MITIGATION MEASURES

The analysis of potential impacts related to traffic and circulation indicated that the following mitigation measures would be required:

Transportation Mitigation Measure No. 1. The project will be conditioned to dedicate for street and utility purposes per City Standards for all streets as well as dedication for landscape maintenance purposes for Auburn Avenue, Adelanto Road, Pearmain Street, and Barcelona Avenue.

Transportation Mitigation Measure No. 2. The project will be conditioned to construct Auburn Avenue to join with existing street improvements, curb to edge consisting of a minimum of 4 inches of asphalt concrete over 6 inches of Class 2 base material, or per "R" value test for a Traffic Index (TI) of 10.0, whichever is greater, 6" concrete curb and gutters, and six-foot wide sidewalks, per Greenbook Standard Specifications. Adelanto Road shall be constructed to join with existing street improvements, curb to edge consisting of a minimum of 4 inches of asphalt concrete over 6 inches of Class 2 base material, or per "R" value test for a Traffic Index (TI) of 10.0, whichever is greater, 6" concrete curb and gutters, and six-foot wide sidewalks, per Greenbook Standard Specifications. Pearmain Street shall be constructed to half-width along project frontage, curb to curb of pavement consisting of a minimum of 4 inches of asphalt concrete over 6 inches of Class 2 base material, or per "R" value test for a Traffic Index (TI) of 8.0, whichever is greater, 6" concrete curb and gutters, and six-foot wide sidewalks, per Greenbook Standards. Pearmain Street shall be constructed to half-width along project frontage, curb to curb of pavement consisting of a minimum of 3 inches of asphalt concrete over 4 inches of Class 2 base material, or per "R" value test for a Traffic Index (TI) of 8.0, whichever is greater, 6" concrete curb and gutters, and six-foot wide sidewalks, per Greenbook Standards at the time of adjacent development offsite improvements.

Transportation Mitigation Measure No. 3. The project will be conditioned to install street name signs and traffic control devices, including full-width striping and striping transition into existing paving, shall be constructed in accordance with the approved plans and designed per the Manual on Uniform Traffic Control Devices and City Standards at the time of construction as directed by the City Engineer. Street names for this project shall be submitted to the Engineering Department for City Council approval. All signposts shall be installed with anchors when installed into concrete. All street name signs shall be installed on 12-inch cap brackets. Any sign or post removed by the developer shall be returned to the Street Department undamaged and not vandalized. All striping, onsite and offsite, shall

be installed by the developer. This includes “STOP” and stop bars at all “STOP” signs, fog lines and any other traffic safety striping that may apply as directed by the Street Department. Curbs must be painted red 7.5 feet on each side of center in front of all fire hydrants. Curbs must be painted white 7.5 feet on each side of center with 3-minute max stenciled of the curb in front of all mailboxes.

3.18 TRIBAL CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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) Would the project have 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). Would the project have 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 Resource 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.		×		

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on tribal cultural resources if it results in any of the following:

- The proposed project would 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 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).
- The proposed project would 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 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

ANALYSIS OF ENVIRONMENTAL IMPACTS

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: • Less than Significant Impact with Mitigation.*

Tribal Resource is defined in Public Resources Code section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
- 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 I of Section 5024.1. In applying the criteria set forth in subdivision I of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.
- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a “non-unique archaeological resource” as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms to the criteria of subdivision (a).

Adherence to the standard condition presented in Subsection B under Cultural Resources would minimize potential impacts to levels that are less than significant. The project site is located on recognized Yuhaaviatam/Maarenga'yam (Serrano) ancestral territory.⁵⁸ The site is also within an area of the City that has been disturbed due to adjacent development and there is a limited likelihood that artifacts would be encountered. The proposed project's construction would involve shallow excavation for the installation of building footings, utility lines, three USTs, and other underground infrastructure. Ground disturbance would involve grading and earth-clearing activities for the installation of the grass and landscaping and other on-site improvements. In addition, the proposed project area is not located within an area that is typically associated with habitation sites, foraging areas, ceremonial sites, or burials. Nevertheless, mitigation was provided in the previous subsection. *With the implementation of the mitigation measure found in subsection B of Cultural Resources, impacts would be reduced to levels that would be less than significant.*

i). *Would the 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), • No Impact.*

Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as

⁵⁸[Native Land.ca](https://www.native-land.ca/). Website Accessed July 11, 2024.

defined in subdivision (k) of Section 5020.1. The project site is not listed in the Register. *As a result, no impacts would occur.*

ii). *Would the project have 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 Resource 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 Impact with Mitigation.*

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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe. A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a “non-unique archaeological resource” as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms to the criteria of subdivision (a). *As a result, there would be a less than significant impact with mitigation.*

MITIGATION MEASURES

The following mitigation measures are required as a means to reduce potential tribal cultural resources impacts to levels that are less than significant:

Tribal Cultural Resources Mitigation Measure No. 1. Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Adelanto that a qualified archaeologist/paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.

Tribal Cultural Resources Mitigation Measure No. 2. The archaeologist/paleontologist monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The archaeologist/paleontologist monitor shall be empowered to temporarily halt or divert equipment to allow the removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified archaeologist/paleontologist personnel to have a low potential to contain or yield fossil resources.

Tribal Cultural Resources Mitigation Measure No. 3. Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the San Bernardino County Museum in San Bernardino, California, is required for significant discoveries. The archaeologist/paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.

Tribal Cultural Resources Mitigation Measure No. 4. A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary

maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the City of Adelanto prior to building finalization.

3.19 UTILITIES AND SERVICE SYSTEMS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project 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. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			×	
C. Would the project result in a determination by the waste water 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. Would the project 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. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				×

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- The proposed project would require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.
- The proposed project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.
- The proposed project would result in a determination by the wastewater treatment provider which serves or may serve the proposed project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
- The proposed project would generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.
- The proposed project would negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals.

- The proposed project would comply with Federal, State, and local management and reduction statutes and regulations related to solid waste.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? • Less than Significant Impact.*

There are no existing water or wastewater treatment plants, electric power plants, telecommunications facilities, natural gas facilities, or stormwater drainage infrastructure located on-site. Therefore, the project's implementation would not require the relocation of any of the aforementioned facilities. The project site is currently undeveloped and undisturbed. *As a result, the potential impacts would be less than significant.*

B. *Would the project 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 City of Adelanto Water Department (AWD) provides water service and wastewater service to approximately 38,046 residents of Adelanto. According to the City's 2020 Urban Water Management Plan, the City is projected to have an adequate supply of water to meet the increase in demand. In addition, the City is projected to have enough water to meet demand during a single dry year, and a multiple dry year scenario.⁵⁹ The anticipated water demand (13,774.8 gallons/day) for the proposed project is summarized in Table 3-6. The proposed project will be required to implement all pertinent water conservation measures. *As a result, the impacts would be less than significant.*

TABLE 3-7 PROJECTED WATER CONSUMPTION

Project Element	Consumption Rate	Project Consumption
Warehouse (306,106 sq. ft.)	0.045 gals./day/sq. ft.	13,774.8 gals. /day
Total		13,774.8 gals./day

Source: Blodgett Baylosis Environmental Planning.

C. *Would the project 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.*

Table 3-7 indicates the proposed projects anticipated effluent generation rate would be 7,652.7 gallons per day. The City operates a 4.0-million-gallons-per-day activated sludge wastewater treatment facility through an operations and maintenance contract with PERC Water Corporation. In addition to operations, PERC

⁵⁹ City of Adelanto. 2020 Urban Water Management Plan. Report dated August 25, 2021 .

performs routine collection system cleaning, sewage spill response and cleanup, and industrial sewage pretreatment program. *As a result, the impacts are expected to be less than significant.*

TABLE 3-8 PROJECTED EFFLUENT GENERATION

Project Element	Generation Rate	Project Generation
Warehouse (306,106 sq. ft.)	0.025 gals. /day/sq. ft.	7,652.7 gals. /day
Total		7,652.7 gals. /day

Source: Blodgett Baylosis Environmental Planning

D. *Would the project 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.*

Table 3-8 indicates the proposed projects anticipated solid waste generation rate would be 2,733.5 pounds per day.. The City of Adelanto utilizes the Adelanto Landfill for solid waste disposal. This landfill is operated by the Solid Waste Management Division of the San Bernardino County Public Works Department in accordance with a Waste Disposal Agreement between the City and the County. The Adelanto landfill currently operates on 67-acres of a total 491-acre property with a capacity of 1,180 tons per day. With a planned expansion, as summarized in a Joint Technical Document prepared by the Solid Waste Management Division, the overall capacity will increase to 3,000 tons per day by expanding from a 67-acre operation to an approximately 341-acre operation. The planned expansion and additional daily acceptance capabilities, as well as the required construction waste management plan enforced during construction would accommodate the proposed solid waste generation. Other conventional solid waste may be handled by commercial waste disposal companies. *As a result, the potential impacts would be less than significant.*

TABLE 3-9 PROJECTED SOLID WASTE GENERATION

Project Element	Generation Rate	Project Generation
Warehouse (306,106 sq. ft.)	8.93 lbs./day/1,000 sq. ft.	2,733.5 lbs./day
Total		2,733.5 lbs./day

Source: Blodgett Baylosis Environmental Planning

E. *Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste? • No Impact.*

The proposed project, like all other development in Adelanto and San Bernardino County, would be required to adhere to City and County ordinances with respect to waste reduction and recycling. *As a result, no impacts related to State and local statutes governing solid waste are anticipated.*

MITIGATION MEASURES

The analysis of utilities impacts indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

3.20 WILDFIRE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?				×
B. Would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				×
C. Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				×
D. Would the project 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?				×

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on wildfire risk and hazards if it results in any of the following:

- The proposed project would, if located in or near state responsibility areas or lands classified as very high fire hazard severity zones, substantially impair an adopted emergency response plan or emergency evacuation plan.
- The proposed project would, if located in or near state responsibility areas or lands classified as very high fire hazard severity zones, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.
- The proposed project would, if located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

- The proposed project would, if located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project 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.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project substantially impair an adopted emergency response plan or emergency evacuation plan? • No Impact.*

Vehicular access would be provided by new driveway connections with the south side of Auburn Avenue and the north side of Barcelona Avenue. Surface streets that would be improved at construction serves the project site and adjacent area. Furthermore, the proposed project would not involve the closure or alteration of any existing evacuation routes that would be important in the event of a wildfire. At no time during construction would adjacent streets be completely closed to traffic. All construction staging must occur on-site. *As a result, no impacts would occur.*

B. *Would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? • No Impact.*

The project site is located in the midst of a rural area. The proposed project may be exposed to particulate emissions generated by wildland fires in the mountains (the site is located approximately 20 miles north and northwest of the San Gabriel and San Bernardino Mountains). However, the potential impacts would not be exclusive to the project site since criteria pollutant emissions from wildland fires may affect the entire City as well as the surrounding cities and unincorporated county areas. *As a result, no impacts would occur.*

C. *Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? • No Impact.*

The project site is not located in an area that is classified as a moderate fire risk severity within a State Responsibility Area (SRA), and therefore would not require the installation of specialized infrastructure such as fire roads, fuel breaks, or emergency water sources. *As a result, no impacts would occur.*

D. *Would the project 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? • No Impact.*

There is no risk from wildfire within the project site or the surrounding area given the project site's distance from any area that may be subject to a wildfire event. In addition, the site is not located within a moderate fire risk and state responsibility area. Therefore, the project would not expose future employees to flooding or landslides facilitated by runoff flowing down barren and charred slopes. *As a result, no impacts would occur.*

MITIGATION MEASURES

The analysis of wildfires impacts indicated that less than significant impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

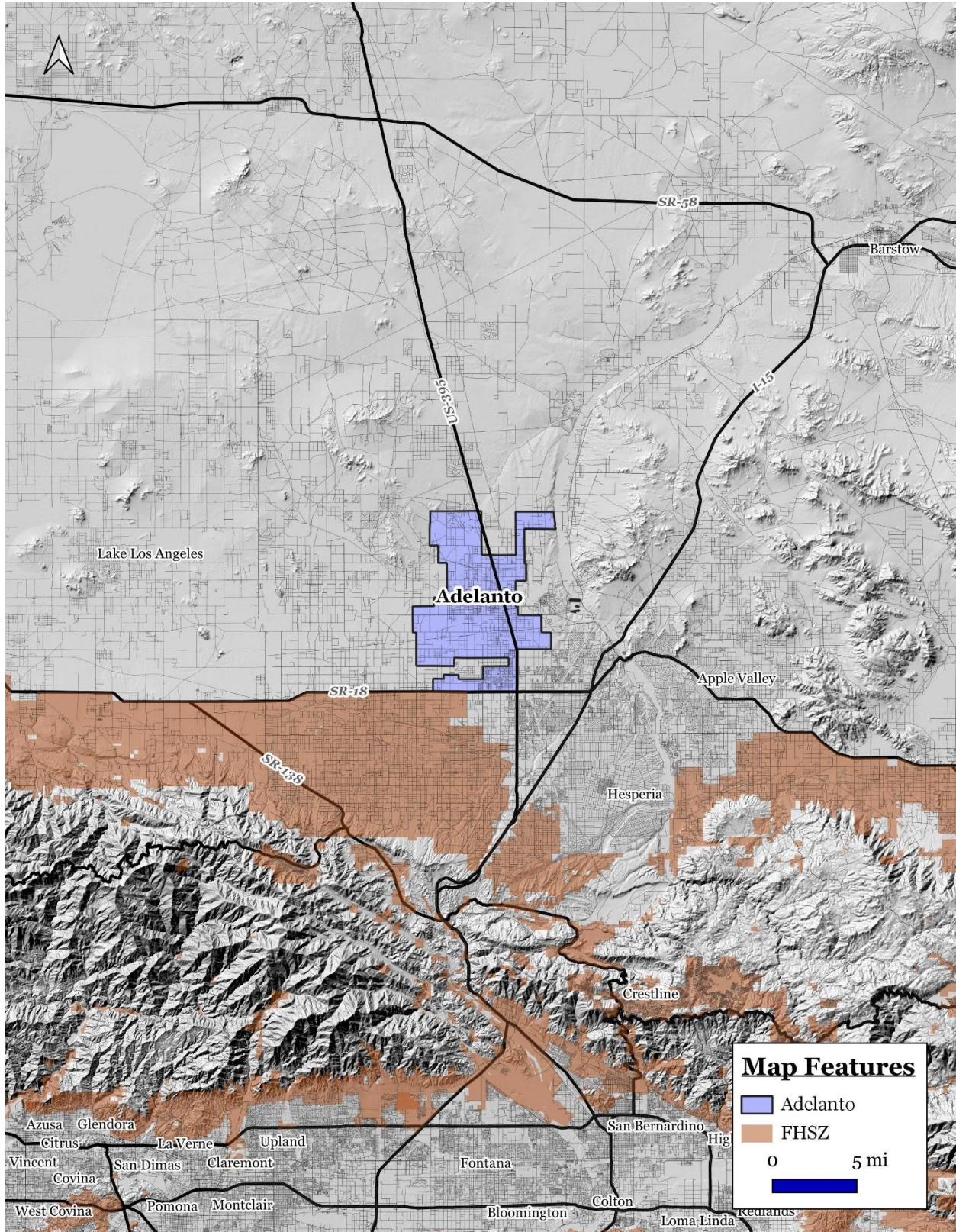


EXHIBIT 3-4 FHSZ MAP
 SOURCE: CALFIRE

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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 will cause substantial adverse effects on human beings, either directly or indirectly?				×

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- A. The proposed project *will not* 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. As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.
- B. The proposed project *will not* have impacts that are individually limited, but cumulatively considerable. The environmental impacts will not lead to a cumulatively significant impact on any of the issues analyzed herein.
- C. The proposed project *will not* have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.



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SECTION 4 CONCLUSIONS

4.1 FINDINGS

The Initial Study determined that the proposed project is not expected to have significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* 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 an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly.

4.2 MITIGATION MONITORING

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Negative Declaration. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Adelanto can make the following additional findings:

The following mitigation measures have been incorporated herein to further reduce the potential air quality impacts to levels that are less than significant.

Air Quality Mitigation Measure No. 1. The Applicant shall prepare and submit to the MDAQMD, prior to commencing earth-moving activity, a dust control plan that describes all applicable dust control measures that will be implemented at the project.

Air Quality Mitigation Measure No. 2. The Applicant shall ensure that signage, compliant with Rule 403 Attachment, is erected at each project site entrance not later than the commencement of construction.

Air Quality Mitigation Measure No. 3. The Applicant shall ensure the use of a water truck to maintain moist disturbed surfaces and actively spread water during visible dusting episodes to minimize visible fugitive dust emissions. For projects with exposed sand or fines deposits (and for projects that expose such soils through earthmoving), chemical stabilization or covering with a stabilizing layer of gravel will be required to eliminate visible dust/sand from sand/fines deposits.

Air Quality Mitigation Measure No. 4. All perimeter fencing shall be wind fencing or the equivalent, to a minimum of four feet of height or the top of all perimeter fencing. The owner/operator shall maintain

the wind fencing as needed to keep it intact and remove windblown dropout. This wind fencing requirement may be superseded by local ordinance, rule or project-specific biological mitigation prohibiting wind fencing.

Air Quality Mitigation Measure No. 5. All maintenance and access vehicular roads and parking areas shall be stabilized with chemical, gravel or asphaltic pavement sufficient to eliminate visible fugitive dust from vehicular travel and wind erosion. Take actions to prevent project-related track out onto paved surfaces and clean any project-related track out within 24 hours. All other earthen surfaces within the project area shall be stabilized by natural or irrigated vegetation, compaction, chemical or other means

The analysis of biological impacts determined that the following mitigation measures would be required to reduce the project's impacts to levels that would be less than significant.

Biological Resources Mitigation Measure No. 1. Pre-construction surveys for burrowing owls, desert tortoise, and nesting birds protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code shall be conducted prior to the commencement of project related ground disturbance. Appropriate survey methods and timeframes shall be established, to ensure that chances of detecting the target species are maximized. In the event that listed species, such as the desert tortoise, are encountered, authorization from the USFWS and CDFW must be obtained. If nesting birds are detected, avoidance measures shall be implemented to ensure that nests are not disturbed until after young have fledged. Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas.

Biological Resources Mitigation Measure No. 2. The following mitigation measures are applicable to the Joshua Tree that is present on the project site.

1. The Joshua tree will be retained in place or replanted somewhere on the site where they can remain in perpetuity or will be transplanted to an off-site area approved by the city where they can remain in perpetuity. Joshua trees which are deemed not suitable for transplanting will be cut-up and discarded as per City requirements.
2. Earthen berms will be created around each tree by the biologist prior to excavation and the trees will be watered approximately one week before transplanting. Watering the trees prior to excavation will help make excavation easier, ensure the root ball will hold together, and minimize stress to the tree.
3. The tree will be moved to a pre-selected location which has already been excavated and will be placed and oriented in the same direction as their original direction. The hole will be backfilled with native soil, and the transplanted tree will be immediately watered. A numbered metal tag was placed on the north side of the tree and the tree was also flagged with surveyor's flagging. The biologist will develop a watering regimen to ensure the survival of the transplanted trees. The watering regimen will be based upon the needs of the trees and the local precipitation.

The following mitigation measures will be required to address potential cultural resources impacts:

Cultural Resources Mitigation Measure No. 1. Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Adelanto that a qualified archaeologist/paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority

to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.

Cultural Resources Mitigation Measure No. 2. The archaeologist/paleontologist monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The archaeologist/paleontologist monitor shall be empowered to temporarily halt or divert equipment to allow the removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified archaeologist/paleontologist personnel to have a low potential to contain or yield fossil resources.

Cultural Resources Mitigation Measure No. 3. Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the San Bernardino County Museum in San Bernardino, California, is required for significant discoveries. The archaeologist/paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.

Cultural Resources Mitigation Measure No. 4. A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the City of Adelanto prior to building finalization.

The following mitigation measures will be required to address potential paleontological resources impacts:

Paleontological Mitigation Measure No. 1. Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Adelanto that a qualified archaeologist/paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.

Paleontological Mitigation Measure No. 2. The archaeologist/paleontologist monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The archaeologist/paleontologist monitor shall be empowered to temporarily halt or divert equipment to allow the removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified archaeologist/paleontologist personnel to have a low potential to contain or yield fossil resources.

Paleontological Mitigation Measure No. 3. Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small

invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the San Bernardino County Museum in San Bernardino, California, is required for significant discoveries. The archaeologist/paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.

Paleontological Mitigation Measure No. 4. A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the San Bernardino County Museum prior to building finalization.

The following mitigation will be required in order to further reduce construction noise:

Noise Mitigation Measure No. 1. The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

Vibration resulting from the operation of construction vehicles may affect the residents located north of the project site. Strict adherence to the mitigation provided below will reduce the number of units and residents potentially affected by ground-borne vibration generated by empty haul trucks:

Noise Mitigation Measure No. 2. Construction vehicles will be prohibited from travelling on local streets in the residential areas. All haul trucks must travel either northbound or southbound on Highway 395 to access the project site via Air Expressway.

To ensure the project's potential operational noise impacts are mitigated, the following mitigation measures must be implemented:

Noise Mitigation Measure No. 3. Loitering in the parking areas with attendant loud noise (radios, car noise, etc.) will not be permitted.

The analysis of potential impacts related to traffic and circulation indicated that the following mitigation measures would be required:

Transportation Mitigation Measure No. 1. The project will be conditioned to dedicate the required right of way and construct the half-width of the ultimate cross-section of Air Expressway which, because of the proximity of the project's frontage to Highway 395, the improvements effectively reconfigure the intersection's eastbound approach to Highway 395. The combination of the remaining frontage and access improvements result in a continuous left turn lane on Air Expressway between Highway 395 and Montezuma Street. This median treatment improves both traffic operations and safety at the unsignalized intersections and driveways within this segment of Air Expressway. The project's frontage and access improvements are illustrated in the conceptual geometric plan in Figure ES-1 presented in the Executive Summary of the Traffic Report.

The following mitigation measures are required as a means to reduce potential tribal cultural resources impacts to levels that are less than significant:

Tribal Cultural Resources Mitigation Measure No. 1. Prior to the issuance of a grading permit, the

Applicant shall provide evidence to the City of Adelanto that a qualified archaeologist/paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.

Tribal Cultural Resources Mitigation Measure No. 2. The archaeologist/paleontologist monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The archaeologist/paleontologist monitor shall be empowered to temporarily halt or divert equipment to allow the removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified archaeologist/paleontologist personnel to have a low potential to contain or yield fossil resources.

Tribal Cultural Resources Mitigation Measure No. 3. Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the San Bernardino County Museum in San Bernardino, California, is required for significant discoveries. The archaeologist/paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.

Tribal Cultural Resources Mitigation Measure No. 4. A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the City of Adelanto prior to building finalization.

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The monitoring and reporting for the mitigation measures, including the period for implementation, monitoring agency, and the monitoring action, are identified in Table 4-1.

Table 4-1 Mitigation Monitoring Program			
MEASURE	ENFORCEMENT AGENCY	MONITORING PHASE	VERIFICATION
AIR QUALITY			
<i>Air Quality Mitigation Measure No. 1.</i> The Applicant shall prepare and submit to the MDAQMD, prior to commencing earth-moving activity, a dust control plan that describes all applicable dust control measures that will be implemented at the project.	City of Adelanto Community Development Department (The Applicant is responsible for implementation)	Prior to the start of any construction related activities. Mitigation ends at the completion of the construction phase.	Date: Name & Title:
<i>Air Quality Mitigation Measure No. 2.</i> The Applicant shall ensure that signage, compliant with Rule 403 Attachment, is erected at each project site entrance not later than the commencement of construction.	City of Adelanto Community Development Department (The Applicant is responsible for implementation)	Prior to the start of any construction related activities. Mitigation ends at the completion of the construction phase.	Date: Name & Title:
<i>Air Quality Mitigation Measure No. 3.</i> The Applicant shall ensure the use of a water truck to maintain moist disturbed surfaces and actively spread water during visible dusting episodes to minimize visible fugitive dust emissions. For projects with exposed sand or fines deposits (and for projects that expose such soils through earthmoving), chemical stabilization or covering with a stabilizing layer of gravel will be required to eliminate visible dust/sand from sand/fines deposits.	City of Adelanto Community Development Department (The Applicant is responsible for implementation)	During the project's construction phase. Mitigation ends when construction is completed.	Date: Name & Title:
<i>Air Quality Mitigation Measure No. 4.</i> All perimeter fencing shall be wind fencing or the equivalent, to a minimum of four feet of height or the top of all perimeter fencing. The owner/operator shall maintain the wind fencing as needed to keep it intact and remove windblown dropout. This wind fencing requirement may be superseded by local ordinance, rule or project-specific biological mitigation prohibiting wind fencing.	City of Adelanto Community Development Department (The Applicant is responsible for implementation)	During the project's construction phase. Mitigation ends when construction is completed.	Date: Name & Title:
<i>Air Quality Mitigation Measure No. 5.</i> All maintenance and access vehicular roads and parking areas shall be stabilized with chemical, gravel or asphaltic pavement sufficient to eliminate visible fugitive dust from vehicular travel and wind erosion. Take actions to prevent project-related track out onto paved surfaces and clean any project-related track out within 24 hours. All other earthen surfaces within the project area shall be stabilized by natural or irrigated vegetation, compaction, chemical or other means.	City of Adelanto Community Development Department (The Applicant is responsible for implementation)	During the project's construction phase. Mitigation ends when construction is completed.	Date: Name & Title:

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**Table 4-1
Mitigation Monitoring Program**

MEASURE	ENFORCEMENT AGENCY	MONITORING PHASE	VERIFICATION
BIOLOGICAL RESOURCES			
<i>Biological Resources Mitigation Measure No. 1.</i> Regardless of the time of year, a pre-construction survey shall be performed to verify absence of nesting birds. A qualified biologist shall conduct the pre-activity survey within the Project areas (including access routes) and a 500-foot buffer surrounding the Project areas, no more than three (3) days prior to the initiation of project activities, including, but not limited to clearing, grubbing, and/or rough grading to prevent impacts to birds and their nests. Pre-construction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified biologist shall make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If nesting bird activity is present, a no disturbance buffer zone shall be established by the qualified biologist to be marked on the ground around each nest. The buffer shall be a minimum of 500 feet for raptors and 300 feet for songbirds, unless a smaller buffer is specifically determined by a qualified biologist familiar with the nesting phenology of the nesting species. The buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests. Active nest(s) and an established buffer distance(s) shall be monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance. If there is no nesting activity, then no further action is needed for this measure.	City of Adelanto Community Development Department <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the start of any construction related activities.</i>	Date: Name & Title:

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**Table 4-1
Mitigation Monitoring Program**

MEASURE	ENFORCEMENT AGENCY	MONITORING PHASE	VERIFICATION
<i>Biological Resources Mitigation Measure No. 2.</i> The following mitigation measures are applicable to the Joshua Tree that is present on the project site. 1. The Joshua tree will be retained in place or replanted somewhere on the site where they can remain in perpetuity or will be transplanted to an off-site area approved by the city where they can remain in perpetuity. Joshua trees which are deemed not suitable for transplanting will be cut-up and discarded as per City requirements. 2. Earthen berms will be created around each tree by the biologist prior to excavation and the trees will be watered approximately one week before transplanting. Watering the trees prior to excavation will help make excavation easier, ensure the root ball will hold together, and minimize stress to the tree. 3. The tree will be moved to a pre-selected location which has already been excavated and will be placed and oriented in the same direction as their original direction. The hole will be backfilled with native soil, and the transplanted tree will be immediately watered. A numbered metal tag was placed on the north side of the tree and the tree was also flagged with surveyor's flagging. The biologist will develop a watering regimen to ensure the survival of the transplanted trees. The watering regimen will be based upon the needs of the trees and the local precipitation.	City of Adelanto Community Development Department <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the start of any construction related activities.</i>	Date: Name & Title:
CULTURAL RESOURCES			
<i>Cultural Resources Mitigation Measure No. 1.</i> Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Adelanto that a qualified archaeologist/paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.	City of Adelanto Community Development Department <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the start of any construction related activities.</i> Mitigation ends at the completion of the construction phase.	Date: Name & Title:
<i>Cultural Resources Mitigation Measure No. 2.</i> The archaeologist/paleontologist monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The archaeologist/paleontologist monitor shall be empowered to temporarily halt or divert equipment to allow the removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified archaeologist/paleontologist personnel to have a low potential to contain or yield fossil resources.	City of Adelanto Community Development Department <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the start of any construction related activities.</i>	Date: Name & Title:

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**Table 4-1
Mitigation Monitoring Program**

MEASURE	ENFORCEMENT AGENCY	MONITORING PHASE	VERIFICATION
<i>Cultural Resources Mitigation Measure No. 3.</i> Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the San Bernardino County Museum in San Bernardino, California, is required for significant discoveries. The archaeologist/paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.	City of Adelanto Community Development Department (The Applicant is responsible for implementation)	<i>Prior to the start of any construction related activities.</i> Mitigation ends at the completion of the construction phase.	Date: Name & Title:
<i>Cultural Resources Mitigation Measure No. 4.</i> A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the City of Adelanto prior to building finalization.	City of Adelanto Community Development Department (The Applicant is responsible for implementation)	<i>Prior to the start of any construction related activities.</i> Mitigation ends at the completion of the construction phase.	Date: Name & Title:
PALEONTOLOGICAL			
<i>Paleontological Mitigation Measure No. 1.</i> Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Adelanto that a qualified archaeologist/paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.	City of Adelanto Community Development Department (The Applicant is responsible for implementation)	<i>Prior to the start of any construction related activities.</i> Mitigation ends at the completion of the construction phase.	Date: Name & Title:
<i>Paleontological Mitigation Measure No. 2.</i> The archaeologist/paleontologist monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The archaeologist/paleontologist monitor shall be empowered to temporarily halt or divert equipment to allow the removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified archaeologist/paleontologist personnel to have a low potential to contain or yield fossil resources.	City of Adelanto Community Development Department (The Applicant is responsible for implementation)	<i>Prior to the start of any construction related activities. .</i>	Date: Name & Title:

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AUBURN (ECOSAVE III) DEVELOPMENT • AUBURN AVE., PEARMAIN ST. & BARCELONA AVE. • LDP 23-02**

**Table 4-1
Mitigation Monitoring Program**

MEASURE	ENFORCEMENT AGENCY	MONITORING PHASE	VERIFICATION
<i>Paleontological Mitigation Measure No. 3.</i> Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the San Bernardino County Museum in San Bernardino, California, is required for significant discoveries. The archaeologist/paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.	City of Adelanto Community Development Department <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the start of any construction related activities.</i>	Date: Name & Title:
<i>Paleontological Mitigation Measure No. 4.</i> A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the San Bernardino County Museum prior to building finalization.	City of Adelanto Community Development Department <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the start of any construction related activities.</i>	Date: Name & Title:
NOISE			
<i>Noise Mitigation Measure No. 1.</i> The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.	Development Department <i>(The Applicant is responsible for implementation)</i>	<i>During the project's construction phase.</i> Mitigation ends when construction is completed.	Date: Name & Title:
<i>Noise Mitigation Measure No. 2.</i> Loitering in the parking areas with attendant loud noise (radios, car noise, etc.) will not be permitted.	Development Department <i>(The Applicant is responsible for implementation)</i>	<i>During the project's construction phase.</i> Mitigation ends when construction is completed.	Date: Name & Title:
<i>Noise Mitigation Measure No. 3.</i> Loitering in the parking areas with attendant loud noise (radios, car noise, etc.) will not be permitted.	Development Department <i>(The Applicant is responsible for implementation)</i>	<i>During the project's construction phase.</i> Mitigation ends when construction is completed.	Date: Name & Title:

**CITY OF ADELANTO • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
AUBURN (ECOSAVE III) DEVELOPMENT • AUBURN AVE., PEARMAIN ST. & BARCELONA AVE. • LDP 23-02**

**Table 4-1
Mitigation Monitoring Program**

MEASURE	ENFORCEMENT PHASE	MONITORING AGENCY	VERIFICATION
To ensure the project's potential operational noise impacts are mitigated, the following mitigation measures must be implemented:	City of Adelanto Community Development Department <i>(The Applicant is responsible for implementation)</i>	<i>During the project's operational times.</i>	Date: Name & Title:
TRANSPORTATION			
<i>Transportation Mitigation Measure No. 1.</i> The project will be conditioned to dedicate the required right of way and construct the half-width of the ultimate cross-section of Air Expressway which, because of the proximity of the project's frontage to Highway 395, the improvements effectively reconfigure the intersection's eastbound approach to Highway 395. The combination of the remaining frontage and access improvements result in a continuous left turn lane on Air Expressway between Highway 395 and Montezuma Street. This median treatment improves both traffic operations and safety at the unsignalized intersections and driveways within this segment of Air Expressway. The project's frontage and access improvements are illustrated in the conceptual geometric plan in Figure ES-1 presented in the Executive Summary of the Traffic Report.	City of Adelanto Community Development Department <i>(The Applicant is responsible for implementation)</i>	<i>During the project's construction phase.</i> Mitigation ends when construction is completed.	Date: Name & Title:
TRIBAL CULTURAL RESOURCES			
<i>Tribal Cultural Resources Mitigation Measure No. 1.</i> Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Adelanto that a qualified archaeologist/paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.	City of Adelanto Community Development Department <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the start of any construction related activities.</i> Mitigation ends at the completion of the construction phase.	Date: Name & Title:
<i>Tribal Cultural Resources Mitigation Measure No. 2.</i> The archaeologist/paleontologist monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The archaeologist/paleontologist monitor shall be empowered to temporarily halt or divert equipment to allow the removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified archaeologist/paleontologist personnel to have a low potential to contain or yield fossil resources.	City of Adelanto Community Development Department <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the start of any construction related activities.</i> Mitigation ends at the completion of the construction phase.	Date: Name & Title:

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AUBURN (ECOSAVE III) DEVELOPMENT • AUBURN AVE., PEARMAIN ST. & BARCELONA AVE. • LDP 23-02**

**Table 4-1
Mitigation Monitoring Program**

MEASURE	ENFORCEMENT PHASE	MONITORING AGENCY	VERIFICATION
<i>Tribal Cultural Resources Mitigation Measure No. 3.</i> Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the San Bernardino County Museum in San Bernardino, California, is required for significant discoveries. The archaeologist/paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.	City of Adelanto Community Development Department <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the start of any construction related activities.</i> Mitigation ends at the completion of the construction phase.	Date: Name & Title:
<i>Tribal Cultural Resources Mitigation Measure No. 4.</i> A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the City of Adelanto prior to building finalization.	City of Adelanto Community Development Department <i>(The Applicant is responsible for implementation)</i>	<i>Prior to the start of any construction related activities.</i> Mitigation ends at the completion of the construction phase.	Date: Name & Title:



SECTION 5 REFERENCES

5.1 PREPARERS

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5.2 REFERENCES

The references that were consulted have been identified using footnotes.



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