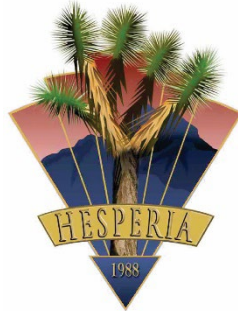


**Initial Study and
Mitigated Negative Declaration**

**Loyal Brothers Truck/Trailer Repair
and Maintenance Facility
Hesperia, California**

Lead Agency:



City of Hesperia
9700 Seventh Avenue
Hesperia, CA 92345

Prepared By:



CASC Engineering and Consulting, Inc.
1470 E. Cooley Dr.
Colton, CA 92324
(909) 783-0101 Ext. 5370

June 21, 2022

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Appendix A - City of Hesperia Staff Report (April 8, 2021)

Appendix B - Resolution No. PC-2021-06

Appendix C – Biological Resources Assessment Report

CHAPTER ONE – ENVIRONMENTAL CHECKLIST

1.1 PROJECT SUMMARY

1. Project Title:

Loyal Brothers Truck/Trailer Repair and Maintenance Facility

2. Lead Agency Name and Address:

City of Hesperia, Development Services Department
9700 Seventh Avenue
Hesperia, CA 92345

3. Contact Person and Phone Number:

Ryan Leonard, Senior Planner
City of Hesperia Development Services Department
P: (760) 947-1651
E: rleonard@cityofhesperia.us

4. Project Location:

The Project is located north of Muscatel Street, south of Aspen Road, and approximately 300 feet east of Caliente Road in the City of Hesperia. See *Figure 1, Regional Vicinity and Figure 2, Aerial Imagery Map*. The property consists of one (1) parcel, Accessor's Parcel Number: 3064-561-15.

5. Project Applicant's Name and Address:

Loyal Brothers
1461 Ford Street, Ste. 105
Redlands, CA 92373

6. General Plan Designation:

Main Street/Freeway Corridor Specific Plan – Commercial/Industrial Business Park (CIBP)
(see *Figure 3: General Plan Land Use*)

7. Zoning Designation:

Commercial/Industrial Business Park (CIBP)

8. Project Description:

Loyal Brothers ("Applicant") has submitted to the City of Hesperia ("City") a Conditional Use Permit (CUP), to construct a 12,800 sq. ft. industrial building and parking lot that will be utilized as a truck/trailer repair and maintenance facility ("Project"). The Project site is approximately 5.08 acres and is currently vacant. The Project contains 12 service bays, 1,600 square feet of office space, and a 1,600 square-foot parts department. The service garage will be located on the southern half of the site fronting Muscatel Street. Access to the service garage will be from a 50-foot-wide driveway approach off Muscatel Street. The north-half of the site will be paved, fenced, and will include 43 tractor/trailer spaces for storage. A 6-foot-high wrought iron fence/rolling gate will be across the middle of the site

to separate the north and south-half of the site. A 50-foot-wide gated driveway entrance will provide secondary access to the site off Aspen Road.

The Project contains a 6-foot-high tubular steel fence across the perimeter of the site, and an 8-foot-high block wall along the rear half of the site to screen the truck storage from view. The 43 tractor/trailer spaces will be used strictly for semi-truck repair and maintenance operation. The tractor/trailer spaces will not be utilized for long-term parking or leased storage. The Project will provide forty-nine (49) conventional parking spaces on the south half of the site to satisfy the City's parking requirement of three (3) spaces per service bay, plus four (4) spaces per 1,000 square feet of non-service bay area. The truck repair facility proposes to operate from 8:00 a.m. to 8:00 p.m. Monday through Saturday. Approximately 20-25 employees are anticipated to work at the facility each day, with a maximum of 18 employees working on the largest shift.

The Project conforms to the policies of the City's General Plan as well as the intent of the Main Street/Freeway Corridor Specific Plan. A Categorical Exemption was previously completed for the proposed Project, and the Project Site Plan (see *Figure 4: Site Plan*) was approved by the City on April 8, 2021. Appendix A contains the staff report in which City staff recommends that the Planning Commission adopt Resolution No. PC-2021-06, approving CUP21-00001. Appendix B contains Resolution No. PC-2021-06 approving the Project. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

9. Surrounding Land Uses and Setting:

Land uses surrounding the site consist primarily of vacant land.

North: Vacant land that has been improved with a driveway that serves as the entrance to the former Compleitive Edge Motocross Park (the park has been closed since December 2018) and is designated as Commercial/Industrial Business Park (CIBP).

South: Light industrial/warehouse facilities and vacant land designated as Commercial/Industrial Business Park (CIBP).

East: Vacant land designated as Commercial/Industrial Business Park (CIBP).

West: Vacant land designated as Commercial/Industrial Business Park (CIBP).

10. Other Public Agencies Whose Approval is Required (e.g. permits, financing approval, or participation agreement)

Consultation with CDFW is required to obtain an ITP. CDFW will review the Project and then issue a “take” permit for the removal, relocation, and/or avoidance of Joshua tree.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

The City, Lead Agency, will initiate the AB 52 process. Consultation will continue through grading operations as required by AB 52.

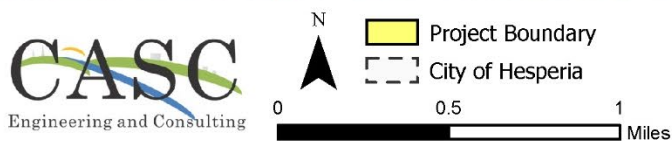
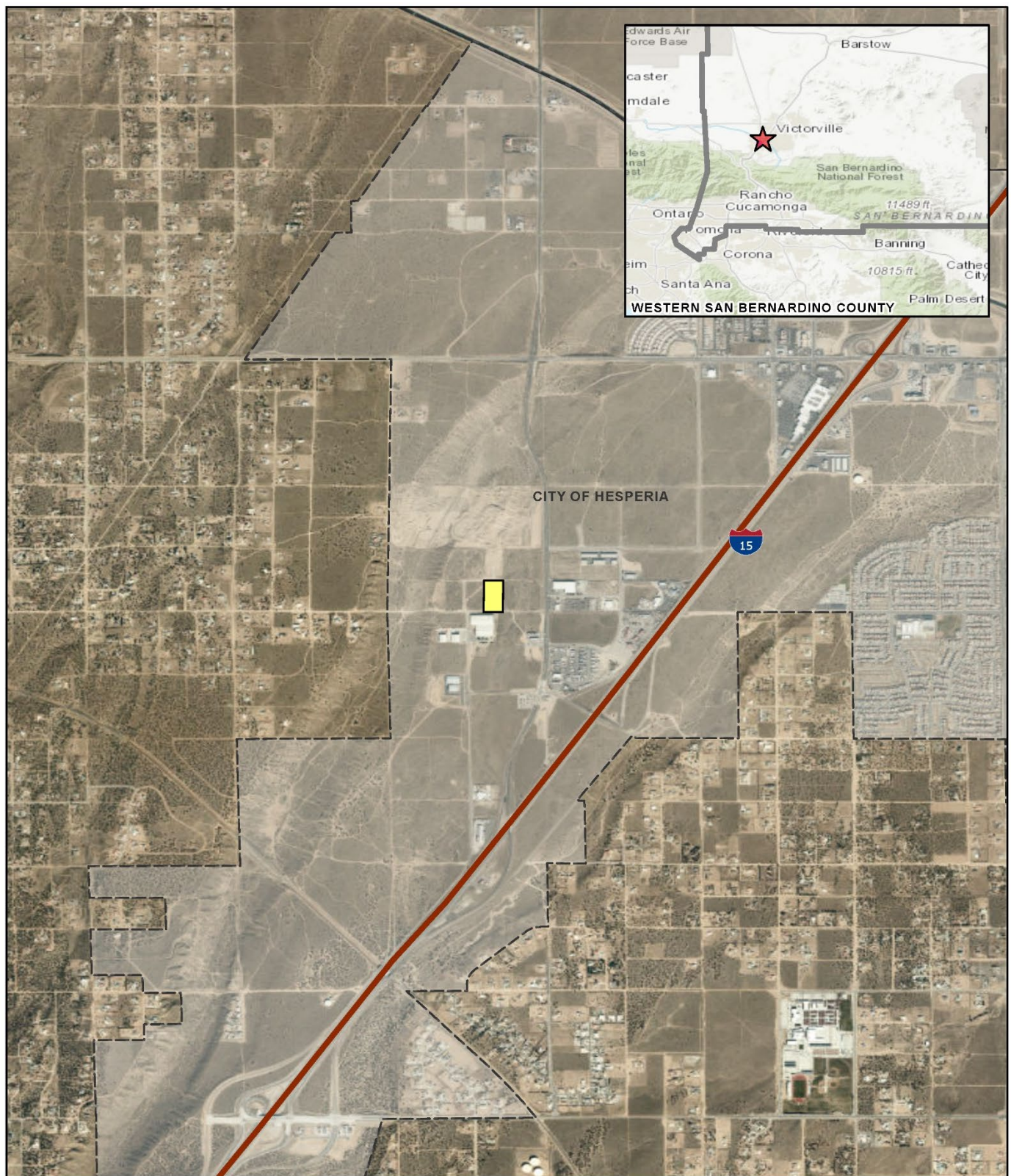


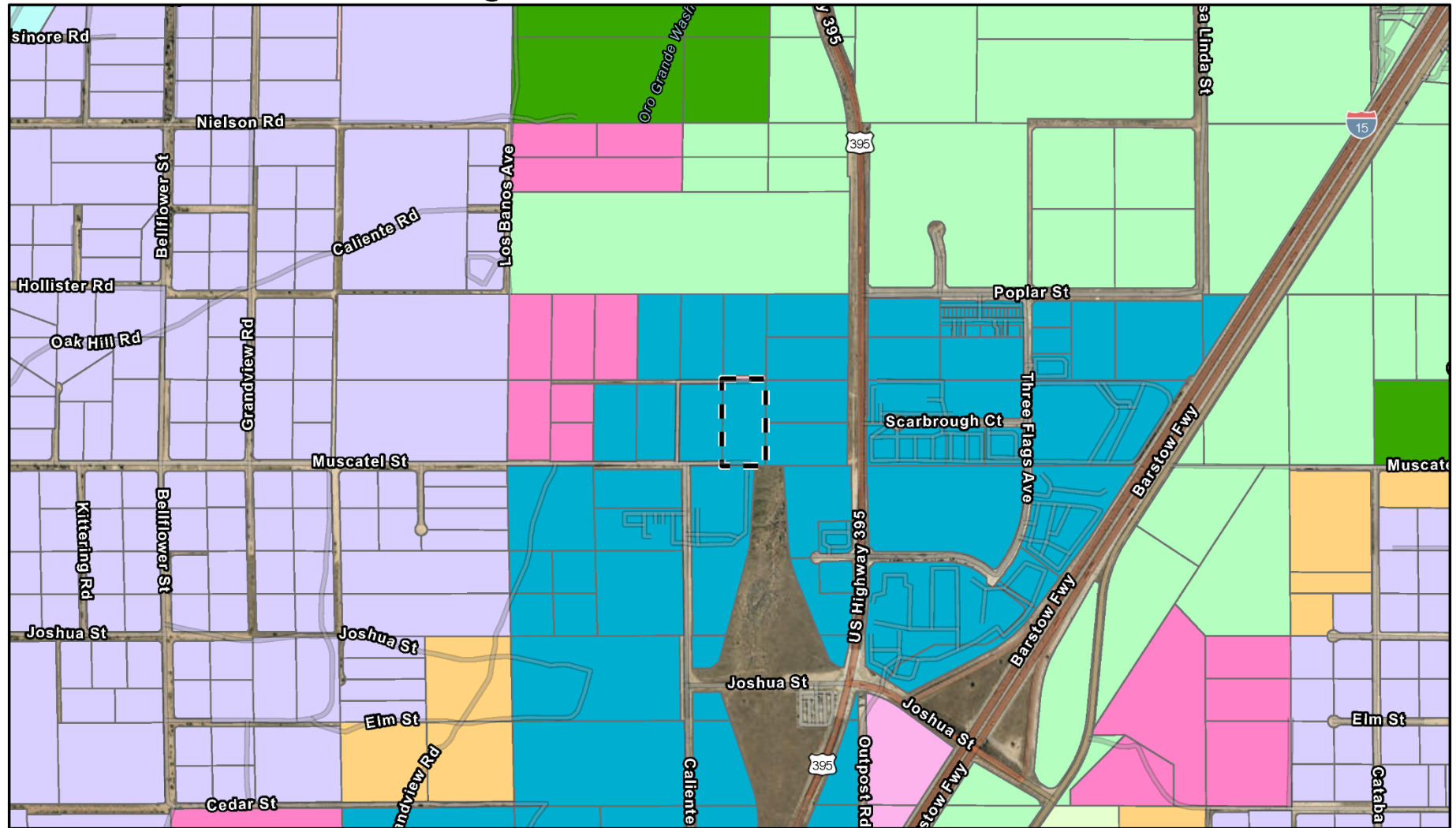
FIGURE 1
REGIONAL VICINITY
LOYAL BROTHERS

SOURCE: San Bernardino County GIS
 Basemap: Esri World Imagery, DigitalGlobe June 4, 2016, Esri World Street Map 2018

Figure 2: Aerial Imagery Map



Figure 3: General Plan Land Use



0 0.1 0.2 0.4 Miles

CASC
Engineering and Consulting
www.cascinc.com

Project Boundary

--- Project Boundary

Land Use

CG

FW

IN

LOW DENSITY RESIDENTIAL

RL

SP-CIBP

SP-LDR

SP-NC

SP-RC

SP-RER

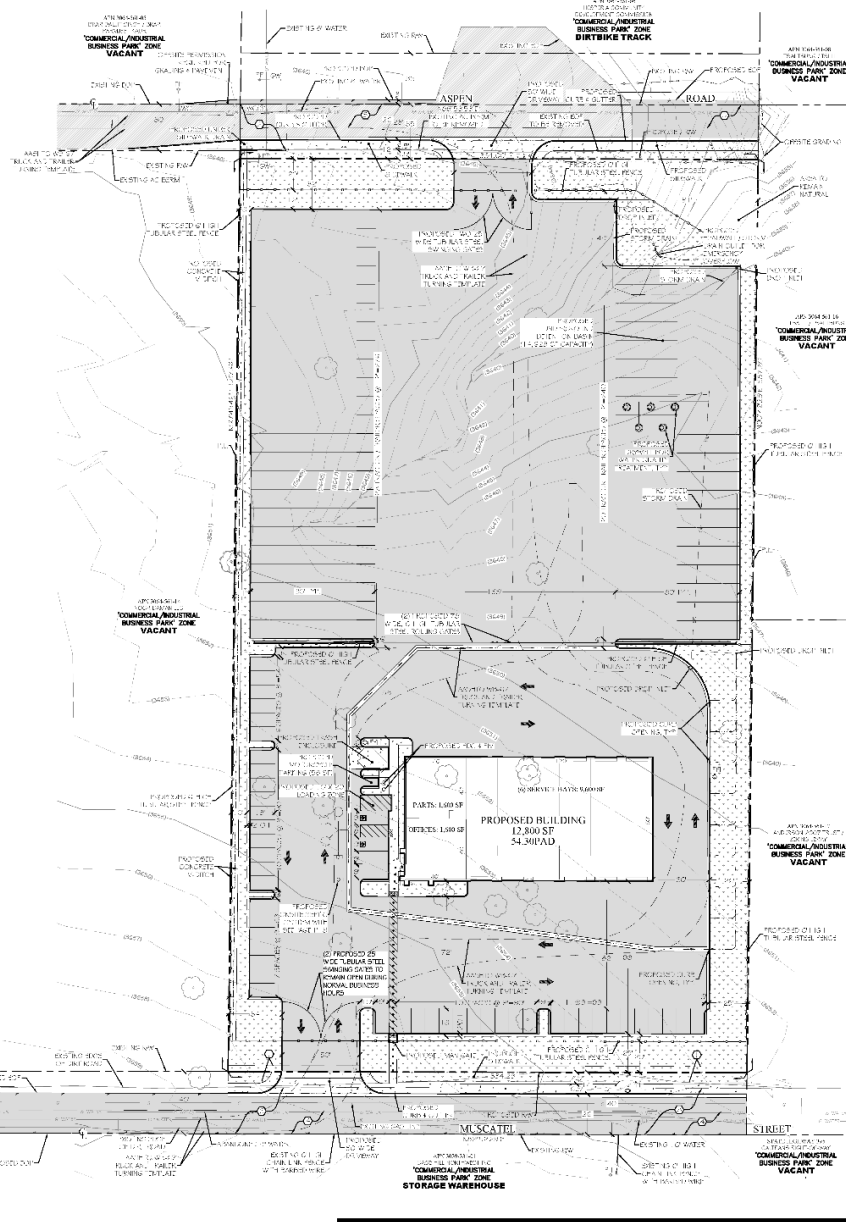


San Bernardino County, Maxar, Esri Community Maps Contributors, City of Hesperia, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Figure 4: Site Plan

CONDITIONAL USE PERMIT SITE PLAN

PROPOSED TRUCK/TRAILER REPAIR AND MAINTENANCE FACILITY
APN 3064-561-15
NORTH SIDE OF MUSCATEL STREET, SOUTH SIDE OF ASPEN ROAD
APPROXIMATELY 280' EAST OF CALIENTE ROAD
CITY OF HESPERIA



LEGAL DESCRIPTION

[illegible]

EASEMENTS

- [illegible]

LEGEND

- | | |
|----|---------------|
| EX | EXISTING |
| DC | DOWNTOWN |
| GU | GUMMERE |
| CH | CHURCH |
| PP | POWER PLANT |
| RW | RIGHT OF WAY |
| ST | STREET |
| WV | WEST VIRGINIA |
- EXISTING TREES TO BE REMOVED LOCATED

NOTES:

1. 已知 $\vec{a} = (1, 2, 3)$, $\vec{b} = (2, 3, 4)$, $\vec{c} = (3, 4, 5)$, 求 $\vec{a} + \vec{b} + \vec{c}$ 的模.
2. 已知 $\vec{a} = (1, 2, 3)$, $\vec{b} = (2, 3, 4)$, $\vec{c} = (3, 4, 5)$, 求 $\vec{a} \cdot \vec{b} + \vec{b} \cdot \vec{c} + \vec{c} \cdot \vec{a}$.
3. 已知 $\vec{a} = (1, 2, 3)$, $\vec{b} = (2, 3, 4)$, $\vec{c} = (3, 4, 5)$, 求 $\vec{a} \times \vec{b}$ 的模.
4. 已知 $\vec{a} = (1, 2, 3)$, $\vec{b} = (2, 3, 4)$, $\vec{c} = (3, 4, 5)$, 求 $\vec{a} \cdot (\vec{b} \times \vec{c})$.
5. 已知 $\vec{a} = (1, 2, 3)$, $\vec{b} = (2, 3, 4)$, $\vec{c} = (3, 4, 5)$, 求 $\vec{a} \times (\vec{b} \times \vec{c})$.
6. 已知 $\vec{a} = (1, 2, 3)$, $\vec{b} = (2, 3, 4)$, $\vec{c} = (3, 4, 5)$, 求 $(\vec{a} \times \vec{b}) \cdot \vec{c}$.
7. 已知 $\vec{a} = (1, 2, 3)$, $\vec{b} = (2, 3, 4)$, $\vec{c} = (3, 4, 5)$, 求 $(\vec{a} \times \vec{b}) \times \vec{c}$.
8. 已知 $\vec{a} = (1, 2, 3)$, $\vec{b} = (2, 3, 4)$, $\vec{c} = (3, 4, 5)$, 求 $\vec{a} \cdot (\vec{b} \times \vec{c})$ 的值.
9. 已知 $\vec{a} = (1, 2, 3)$, $\vec{b} = (2, 3, 4)$, $\vec{c} = (3, 4, 5)$, 求 $\vec{a} \times (\vec{b} \times \vec{c})$ 的模.
10. 已知 $\vec{a} = (1, 2, 3)$, $\vec{b} = (2, 3, 4)$, $\vec{c} = (3, 4, 5)$, 求 $(\vec{a} \times \vec{b}) \cdot \vec{c}$ 的值.

BUILDING INFORMATION

1. MAXIMUM BUILDING DIS. HT: 20 FEET
2. BUILDING OCCUPANCY: 343-
3. BUILDING TYPE:

UTILITIES:

- Electronics**
ELECTRONIC CIRCULAR
10000 17TH AVE
SUITE 200 - VACUUM
BARSTOW, CA 92311
(909) 262-6192
- Electronics**
FURNITURE COMPANY
1000 4TH STREET
BARTON, CA 94007
(909) 745-6676
- Water/Waste**
FURNITURE CO
1000 1ST STREET
12TH FLOOR, CA 94040
(909) 347-8400
- Other**
1000 1ST STREET
1000 1ST STREET
VICTORIA, CA 92302
(909) 761-7074

$$\frac{100 \times 100 \times 100}{100 \times 100 \times 100} = 100\%$$

- KOLLEGE OF BUSINESS ADMINISTRATION
 UNIVERSITY OF CALIFORNIA, BERKELEY
 BERKELEY, CALIF. 94720
 (415) 848-8887

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SOURCE OF SURVEY

- AS CONDUCTED BY
ON POINT LAND SURVEYING, INC.
1100 GRACE FREE AVE. SUITE 200
HILARIO, CA 92574
PHONE (909) 792-2221

BENCHMARK

- [illegible]

BASIS OF BEARING

- CONTENTS OF MUSCAID, LEAD CONTENT 1997-2000 AND GAE CHIT IN
MEANING, JUNE 2000-2000, P. 52

PREPARED FOR/APPLICANT

- LOYAL BROTHERS**
2001 AVENUE 120
TOWNSHIP 24, SECTION 42N01
ADOLFO, CA 95001

PROPERTY OWNER

- FAMILIA LEAL
INVESTMENT INC**
4750 N. 19th Ave, Suite 200
Phoenix, AZ 85016

CONDITIONAL USE PERMIT SITE PLAN

- PROPOSED TRUCK/TRAILER REPAIR AND MAINTENANCE FACILITY
APN 3064-561-15
NORTH SIDE OF MUSCATTEL STREET, SOUTH SIDE OF ASPEN ROAD
APPROXIMATELY 200' EAST OF CALIENTE ROAD
CITY OF HESPERIA



200 Members	200 Members	2000 Apt	2000 Members
170000	200000	2000	170000

1.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

1.3 DETERMINATION

On the basis of this initial evaluation:

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


Ryan Leonard
Senior Planner

6/21/22
Date

1.4 EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the Project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the Project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant Impact with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) **Earlier Analysis Used.** Identify and state where they are available for review.
 - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) **Mitigation Measures.** For effects that are “Less than Significant Impact with Mitigation Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the Project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
- a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

CHAPTER TWO – INITIAL STUDY CHECKLIST AND SUBSTANTIATION

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. Aesthetics – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

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) *In nonurbanized areas, would the project 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?*

d) *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

a) – d) Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to

address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. Agriculture and Forestry Resources – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to the information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined by Public Resource Code section 122220(g)), timberland (as defined by Public Resource Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of 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 use?*

- b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*
- c) *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined by Public Resource Code section 122220(g)), timberland (as defined by Public Resource 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 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 nonagricultural use or conversion of forest land to non-forest use?*

a) – e) Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. Air Quality – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- a) Conflict with or obstruct implementation of the applicable air quality plan?
- b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- c) Expose sensitive receptors to substantial pollutant concentrations?
- d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?

a) – d) **Less than Significant Impact:** The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. Biological Resources: Would the project:				
a) 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 Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Hesperia General Plan, 2010.
 - Open Space Element
 - Conservation Element
- Hesperia Main Street and Freeway Corridor Specific Plan, amended July 15, 2021.
 - Chapter 14 Open Space and Streetscape Improvements
- Draft Environmental Impact Report for the City of Hesperia General Plan Update, May 26, 2010.
 - 3.4 – Biological Resources
- Title 16 – Development Code of the Hesperia Municipal Code
 - Chapter 16.24 Protected Plants – Article III Riparian Plant Conservation
- Desert Native Plant Protection Ordinance Section 88.01.060, County of San Bernardino Development Code, Chapter 88.01 Plant Protection and Management:
- Tree or Plant Removal Permits Ordinance Section 88.01.050
- Desert Native Plants Act (Food and Agricultural Code §§ 80001 et seq.)
- California Food and Agriculture Code, Division 23, Chapter 3: Regulated Native Plants, Ordinance Section 80073
- Western Joshua Tree Regulations, San Bernardino County, February 2021.
mdlt.org/westernjoshuatree.org.
- Joshua trees are now protected by the State of California as a candidate for listing as an endangered species | EZ Online Permitting (sbcounty.gov). Posted October 15, 2020, accessed October 20, 2021.
- California Endangered Species Act (CESA) (Office of Administrative Law's Notice ID #Z2019-1112-01 and Z2020-0924-01 Petition to list Western Joshua Tree (*Yucca brevifolia*) as an Endangered Species).
- Biological Resources Assessment Report – CASC Engineering and Consulting, February 2022. (Appendix A)

Discussion of 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 (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

Less Than Significant Impact with Mitigation Incorporated: CASC Engineering and Consulting (CASC) biologist performed a biological site assessment and species inventory at the Project site on July 30, 2021. The results of the assessment are included in the Biological Resource Assessment Report (*Appendix A*). Prior to the site assessment, CASC's biologists researched readily available information, including previous studies and reports, relevant literature, databases, agency websites, Geographic Information Systems (GIS) data, maps, aerial imagery from public domain sources, and in-house records. This was performed to assess habitats, special-status plant and wildlife species, identify jurisdictional features that may occur within the Project impact area, identify critical habitat and wildlife corridors that may occur in and near the Project site, and to identify and review local or regional plans, policies, and regulations that may apply to the Project site.

A habitat assessment of the Project site and a 500-foot buffer was assessed for special status species including Joshua tree (*Yucca brevifolia*) and western burrowing owl (*Athene cunicularia*). The Biological Resources Assessment Report includes a compendia of all plants and animals observed during the July 30, 2021 site visit. Protocol level focused surveys were not performed during the site visit.

The site is undeveloped and still retains significant native vegetation. There is one dirt road that bisects the site from southeast to northwest. There are no permanent structures on site. However, there was a small homeless camp located in the center of the site. There is a single dominant vegetation community within the Survey Area which was identified as creosote bush scrub. This desert scrub community generally consists of open stands of the dominant shrub creosote (*Larrea tridentata*) and occurs in well-drained soils below 4,000 feet above mean sea level (amsl).

Vegetation on site consists of creosote bush, box-thorn (*Lycium andersonii*), interior California buckwheat (*Eriogonum fasciculatum* var. *polifolium*), slender buckwheat (*Eriogonum gracile*), desert tea (*Ephedra californica*), hoary saltbush (*Atriplex canescens*), Russian thistle (*Salsola tragus*), Mexican elderberry (*Sambucus mexicana*), rubber rabbitbush (*Ericameria nauseosa*), alkali goldenbush (*Isocoma arcadenia*), and Joshua tree (*Yucca brevifolia*).

CASC's biologist performed an inventory of all Joshua trees within the Survey Area. A total of 48 trees (both dead and alive) were recorded during the July 2021 site visit. This data is included in *Table 1. Wester Joshua Tree Inventory* within the Biological Resource Assessment Report.

Per CDFW requirements, each Joshua tree noted in *Table 1. Wester Joshua Tree Inventory* was photographed, general health assessment (height, branching, clonal, etc.) performed, and a GPS location of each tree with scale (CASC's biologist was used in the photographs for scale) was recorded. Data was not collected on the presence of panicles at the time the Joshua tree inventory was performed as it was later in the blooming season. Only the number of branches and general health of each tree was recorded.

Several wildlife species were observed during the field visit with the most abundant being birds. The birds observed included ravens (*Corvus corax*), mourning dove (*Zenaidura macroura*), house finch (*Carpodacus mexicanus*), Anna's hummingbird (*Calypte anna*), and turkey vulture (*Cathartes aura*) were also observed. Mammals observed included black-tailed

jackrabbit (*Lepus californicus*) and coyote (*Canis latrans*) both of which are known to occur in the area and have a wide-spread distribution. The western fence lizard Side-blotched lizard (*Sceloporus occidentalis*) was the only reptile observed during the survey.

With incorporation of Mitigation Measures **BIO-1** through **BIO-7**, direct or indirect impacts through habitat modifications on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service would be 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 Game or U.S. Fish and Wildlife Service?*

Less Than Significant Impact with Mitigation Incorporated: The Joshua tree is a candidate species in the initial stages of consideration for listing as endangered under the California Endangered Species Act (CESA) (Office of Administrative Law's Notice ID #Z2019-1112-01 and Z2020-0924-01 Petition to list Western Joshua Tree (*Yucca brevifolia*) as an Endangered Species). Therefore, the incorporation of Mitigation Measures **BIO-8** (Incidental Take Permit from CDFW) and **BIO-9** (Desert Native Plant Protection and Relocation Plan) will reduce potential impacts to a less-than-significant level.

- 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: The Biological Resource Assessment Report states there is no riparian vegetation within the Project site boundary or in the adjacent buffer areas (see *Appendix A*). No ephemeral drainage channels, wetlands, or vernal pools were observed on the Project site during the survey. Development of the Project site as proposed would not result in impacts to riparian vegetation community because these resources do not occur on the Project site or within the area of project impacts. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

- 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 Biological Resource Assessment Report states there were no distinct wildlife corridors identified on the Project site or in the immediate area. Additionally, the Project site is not within an area that includes sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.). The proposed Project is not anticipated to 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 since the site does not include disturbances to any sensitive areas. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

- 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 Incorporated: During October 2020, CDFW proposed the Joshua tree as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. On October 15, 2020, the County of San Bernardino released a statement regarding Joshua tree preservation. Due to the CDFW listing, the County cannot issue a permit to take (by removal of transplanting) any Joshua tree (sbcounty.gov). Therefore, the Project proponent shall apply for an Incidental Take Permit (ITP) through CDFW. The Project shall also comply with the City's Municipal Code (Chapter 16.24) requiring Joshua tree preservation. Thus, with Municipal Code compliance and the incorporation of Mitigation Measures **BIO-8** (Incidental Take Permit from CDFW) and **BIO-9** (Desert Native Plant Protection and Relocation Plan), Project impacts will be reduced to 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 General Plan does not identify the Project site, nor the vicinity to be within a Habitat Conservation Plan (HCP) and will not conflict with the provisions of an adopted HCP, Natural Community Conservation Plan (NCCP), or other approved local, regional or State HCP since there is no adopted HCP or NCCP in the Project area or local region. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

Mitigation Measures

Mitigation:

(a)

BIO-1: Presence/Absence Surveys for Special-Status Plants

Prior to construction, a qualified botanist shall conduct a pre-construction rare plant survey within the Project site, particularly focusing on areas with suitable habitat to support special-status plant species. The survey shall be floristic in nature (i.e., identifying all plant species to the taxonomic level necessary to determine rarity), and shall be inclusive of, at a minimum, areas proposed for disturbance.

If individual or populations of special-status plant species are found along the edges of areas that are proposed for disturbance, measures to avoid and minimize impacts to these plants, including but not limited to flagging and/or fencing, shall be recommended and implemented, as appropriate. The surveys and reporting shall follow 2018 CDFW and/or 2001 CNPS guidelines.

The results of the survey shall be documented in a letter report that will be submitted to San Bernardino County and the California Department of Fish and Wildlife.

If State- and/or federally-listed plant species are present and avoidance is infeasible, consultation with the requisite resource agency will be conducted and an Incidental Take Permit may be warranted prior to the commencement of Project activities.

(a)

BIO-2: Nesting Bird Preconstruction Surveys

If it is not feasible to avoid the nesting bird season (typically January through July for raptors and February through August for other avian species), a qualified biologist shall conduct a pre-construction nesting bird survey for avian species to determine the presence/absence, location, and status of any active nests on or directly adjacent to the Project site. If active nests are located, the extent of the survey buffer area surrounding the nest should be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and the CFGC, the nesting bird survey shall occur no earlier than seven (7) days prior to the commencement of construction.

In the event that active nests are discovered, a suitable buffer (distance to be determined by the biologist) shall be established around such active nests, and no construction within the buffer allowed, until the biologist has determined that the nest(s) is no longer active (i.e., the nestlings have fledged and are no longer reliant on the nest).

(a)

BIO-3: Presence/Absence Survey for Desert Tortoise

Presence/absence surveys shall be conducted by a USFWS approved biologist and follow the USFWS approved Presence/Absence Survey Guidelines which are only outlined below (USFWS 2009. *Draft Revised Recovery Plan for the Mojave Population of the Desert Tortoise*).

Surveys should be conducted during the desert tortoise's most active periods (April through May or September through October) (Nussear and Tracy 2007; Inman 2008; USFWS 2009). Surveys outside these time periods may be approved by USFWS, and CDFG in California (e.g., warm weather in March or rainfall in August stimulating increased desert tortoise activity).

Desert tortoises utilize burrows to avoid daily and annual thermal extremes. Therefore, surveys should take place when air temperatures are below 40 degrees C (104 degrees F) (Zimmerman et al. 1994; Walde et al. 2003; Inman 2008). Air temperature is measured ~5-cm from the soil surface in an area of full sun, but in the shade of the observer.

Ten-meter (~30-ft) wide belt transects should be used during surveys. For all projects, surveys which cover the entire project area with the 10-m belt transects (100 percent coverage) are always an acceptable option. Transects should be completed in a random order, oriented in a logistically convenient pattern (e.g., lines, squares, or triangles). Any sampling design other than simple systematic or random sampling must be approved by USFWS (e.g. stratification).

Occurrence of either live desert tortoises or desert tortoise sign (burrows, scats, and carcasses) in the action area indicates desert tortoise presence and therefore requires formal consultation with USFWS.

If neither desert tortoises nor sign are encountered during the action area surveys, as well as project perimeter surveys where appropriate, please contact your local

USFWS office. Informal consultation with the USFWS may be required even though no desert tortoises or sign are found during surveys.

(a)

BIO-4: Presence/Absence Survey for Mohave Ground Squirrel

Presence/absence surveys shall be conducted by a CDFW approved biologist and follow the CDFW approved Mohave Ground Squirrel Survey Guidelines (January 2003; minor process and contact changes in July 2010). Mohave ground squirrel (*Xerospermophilus mohavensis*) is known in the region of the Project and has been observed within 5-miles of the Project site. A habitat assessment with possible focused protocol level trapping surveys may be necessary prior to Project build out.

CDFW qualified biologist shall perform a one-day habitat assessment to determine if suitable habitat is present on the Project site. Visual surveys to determine Mohave ground squirrel activity and habitat quality shall be undertaken during the period of March 15 through April 15. All potential habitat on a Project site shall be visually surveyed during daylight hours by a biologist who can readily identify the Mohave ground squirrel and the white-tailed antelope squirrel (*Ammospermophilus leucurus*). If visual surveys do not reveal presence of the Mohave ground squirrel on the Project site, standard small-mammal trapping grids shall be established in potential Mohave ground squirrel habitat.

(a)

BIO-5: Protocol Level Surveys for Western Burrowing Owl

Project-specific CEQA mitigation is important for burrowing owls because most populations exist on privately owned parcels that, when proposed for development or other types of modification, may be subject to the environmental review requirements of CEQA. Additionally, *Western burrowing owls are locally significant within the County of San Bernardino as they are in severe decline.*

Surveys for Western burrowing owl shall be performed by a qualified biologist. A qualified biologist is a biologist who has demonstrated pertinent field experience in identifying owls in varying habitats and who is recognized by CDFW to work without supervision. Surveys shall follow *Staff Report on Burrowing Owl Mitigation* (CDFW 2012).

Breeding Season Surveys Number of Visits and Timing.

Conduct 4 survey visits: 1) at least one site visit between February 15 and April 15, and 2) a minimum of three survey visits, at least three weeks apart, between April 15 and July 15, with at least one visit after June 15. Note: many burrowing owl migrants are still present in southwestern California during mid-March, therefore, exercise caution in assuming breeding occupancy early in the breeding season. Survey method. Rosenberg et al. (2007) confirmed walking line transects were most effective in smaller habitat patches. Conduct surveys in all portions of the Project site that were identified in the Habitat Assessment. Conduct surveys by walking straight-line transects spaced 7 m to 20 m apart, adjusting for vegetation height and density (Rosenberg et al. 2007). At the start of each transect and, at least, every 100 m, scan the entire visible project area for burrowing owls using binoculars. During walking surveys, record all potential burrows used by

burrowing owls as determined by the presence of one or more burrowing owls, pellets, prey remains, whitewash, or decoration. Some burrowing owls may be detected by their calls, so observers should also listen for burrowing owls while conducting the survey.

Weather conditions. Poor weather may affect the surveyor's ability to detect burrowing owls, therefore, avoid conducting surveys when wind speed is >20 km/hr, and there is precipitation or dense fog. Surveys have greater detection probability if conducted when ambient temperatures are >20° C, less than 12km/hr, and cloud cover is less than 75%.

Time of day. Daily timing of surveys varies according to the literature, latitude, and survey method. However, surveys between morning civil twilight and 10:00 AM and two hours before sunset until evening civil twilight provide the highest detection probabilities (Barclay pers. comm. 2012, Conway et al. 2008).

(a)

BIO-6: Pre-Construction Western Burrowing Owl Clearance Surveys

If more than 30-days pass after focused surveys for Western burrowing owl are conducted, then it will be necessary to conduct pre-construction burrowing owl clearance surveys. All surveys shall be conducted by a qualified biologist to ensure that burrowing owls remain absent from the Project site and impacts to burrowing owls do not occur.

In accordance with the Staff Report on Burrowing Owl Mitigation (CDFW 2012), two (2) pre-construction clearance surveys should be conducted 14-30 days and 24 hours prior to any vegetation removal or ground disturbing activities. Once surveys are completed, the qualified biologist shall prepare a final report documenting surveys and findings. If no burrowing owls or occupied burrows are detected, Project construction activities may begin. If an occupied burrow is found within the Project site during pre-construction clearance surveys, a burrowing owl exclusion and mitigation plan shall be prepared and submitted to the County, which may consult with CDFW for review, prior to initiating Project construction activities.

(a)

BIO-7: Passive and Active Relocation of Western Burrowing Owls

If Western burrowing owls are observed on the Project site during preconstruction surveys, CDFW shall be immediately notified to determine if avoidance of the nest is appropriate until the nest is vacated or to gain concurrence from CDFW on active or passive relocation actions. All passive or relocation activities shall be in concurrence with CDFW guidelines (Staff Report on Burrowing Owl Mitigation 2012).

If burrowing owls are present and nesting on-site the following steps shall be necessary to reduce impacts to less than significant. These steps may be augmented by recommendations from CDFW:

- a. Occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFW verifies through non-invasive methods that: (1) owls have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging

independently and are capable of independent survival.

- b. A qualified biologist shall exclude all owls from active burrows using one-way doors. Concurrently, all inactive burrows and other sources of secondary refuge for burrowing owls shall be collapsed and removed from the site.
- c. Following and 24 to 48-hour observation period, all vacated burrows shall be collapsed.
- d. A qualified biologist shall conduct a post-exclusion survey confirming the absence of burrowing owls on the Project site. Should newly occupied burrows be discovered on the Project site the exclusion activities shall be repeated.

(b, e)

BIO-8: Incidental Take Permit from CDFW

An Incidental Take Permit (ITP) application and supporting documentation shall be submitted to CDFW for review and approval for removal of Western Joshua trees on the Project site. An ITP establishes a performance standard requiring that the impacts be “minimized and fully mitigated” with “measures that are roughly proportional in extent to the impact of the authorized taking on the species.” Therefore, additional mitigation measures, such as the purchase of credits from an approved conservation or mitigation bank, land acquisition, or entry into a conservation easement, will be determined in consultation with CDFW to meet ITP requirements. Because the Western Joshua tree was designated as a candidate species in October 2020 and is still subject to a status review by CDFW, it is impractical to determine the specific details of mitigation, beyond compliance with the ITP.

A completed application requires a completed CEQA document to accompany the ITP application and fee. CDFW requires the CEQA document have a state clearing house number, show proof of filing fees, and that the document has been circulated. CDFW will then review the ITP and CEQA document and make a determination of mitigation.

(b, e)

BIO-9: Desert Native Plant Protection and Relocation Plan

A Desert Native Plant Protection and Relocation Plan (Plan) for the proposed Project shall be composed that will provide detailed specifications for the proposed treatment, avoidance, or relocation of all smoke trees (*Cotinus* sp.), species in the Agavacea family, mesquite (*Prosopis* sp.), large creosote bushes (*Larrea* sp.), Western Joshua trees, and any other plants protected by the State Desert Native Plant Act. Further, the Protected Desert Plant Plan will provide measures to meet the requirements of Chapter 16.24 of the City of Hesperia’s (City) Municipal Code to protect, preserve, and mitigate impacts to Western Joshua tree. The City’s Protected Plant Policy (HMC 16.24) states the following for commercial and industrial projects:

- The Plan shall be certified by an arborist or registered botanist.
- An application and fee shall be completed and paid to the City of Hesperia.

- Healthy, transplantable Western Joshua trees shall be relocated on-site or may be placed in an adoption program.

The Desert Native Plant Protection and Relocation Plan will address requirements of the City's Protected Plant Policy and provide details from the initial survey of the site's Western Joshua trees and other sensitive desert plant species, detailed specifications for the protection of trees to be preserved on site, and relocation/salvage requirements for those trees or bushes requiring removal and relocation. Specifically, the Plan will include site location and characteristics; relocation requirements including Western Joshua tree and other sensitive desert plant species report and removal/relocation and transplanting specifics; success criteria and associated necessary fees, protective measures prior to, during and after construction, and maintenance after construction.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. Cultural Resources – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- a) *Would the project cause a substantial adverse change in the significance of a historical resource pursuant in §15064.5 of the CEQA Guidelines?*
- b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?*
- c) *Disturb any human remains, including those outside of formal cemeteries?*

a) – c) Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy – Would the project:				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

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

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

a) – b) Less Than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. Geology and Soils – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

other substantial evidence of a known fault. Refer to Division of Mines and Geology Special Publication 42.				
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- a) *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:*
- i. *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Refer to Division of Mines and Geology Special Publication 42.*
 - ii. *Strong seismic ground shaking?*
 - iii. *Seismic-related ground failure, including liquefaction?*
 - iv. *Landslides?*
- b) *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) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

a) – f) Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. Greenhouse Gas Emissions – Would the project:				
a) Generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- a) *Generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment?*
- b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

a) – b) Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore,

the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. Hazards and Hazardous Materials – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?
- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

- a) – g) **Less than Significant Impact:** The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. Hydrology and Water Quality – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

groundwater recharge such that the project may impede sustainable groundwater management of the basin?				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- a)** Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- b)** Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- c)** Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
- i. result in substantial erosion or siltation on- or off-site;*
 - ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;*
 - iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or*

iv. impede or redirect flood flows?

- d)** In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- e)** Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

a) – e) Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. Land Use and Planning – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

Would the project:

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

a) – b) Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires

California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. Mineral Resources – Would the project:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) 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) 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?

a) – b) Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. Noise – Would the project result in:				
a) Generation of a substantial, temporary, or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

Would the project result in:

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

- a) – c) Less than Significant Impact:** The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. Population and Housing – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

Would the project:

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

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

a) – b) Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. Public Services – Would the project:				
a) 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 rations, response times or other performance objectives for any of the public services:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

Would the project:

a) 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 rations, response times or other performance objectives for any of the public services:

i. Fire protection?

ii. Police protection?

iii. Schools?

iv-v. Parks and Other public facilities?

Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. Recreation				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of 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?*

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

a) – b) Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. Transportation/Traffic – Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

Would the project:

- a) *Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?*
- b) *Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*
- c) *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*
- d) *Result in inadequate emergency access?*

- a) – d) **Less than Significant Impact:** The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. Tribal Cultural Resources – 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:				
a) 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion of Impacts

a) *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*

b) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

a) – b) Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. Utilities and Service Systems – Would the project:				
a) Require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

Would the project:

- a) Require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*
- b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?*
- c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*
- d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*
- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

- a) – e) Less than Significant Impact:** The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources,

specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. Wildfire – If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

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

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

c) 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) 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?

a) – d) Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October

2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. Mandatory Findings of Significance				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California History or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

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

Less than Significant Impact with Mitigation Incorporated: The proposed Project would

not substantially impact any scenic vistas, scenic resources, or the visual character of the area, and would not result in excessive light or glare. The Project site is located within an area that contains light industrial/warehouse uses. The proposed Project would not significantly impact any sensitive species, plant communities, fish, wildlife, or habitat for any sensitive species with incorporation of Mitigation Measures **BIO-1** through **BIO-9**.

As described in Section IV, adverse impacts to historical resources would be less than significant. Additionally, the analysis provided in Section III and VIII concludes that impacts related to emissions of criteria pollutants, climate change, and other air quality impacts would be less than significant.

Based on the preceding analysis of potential impacts in the responses to Sections I through XX, no evidence is presented that the proposed Project would degrade the quality of the environment. Impacts related to degradation of biological resources would be less than significant with mitigation incorporated.

- 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)?*

Less than Significant Impact: Cumulative impacts can occur due to the interactions of environmental changes resulting from one proposed Project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public systems, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long-term, due to the permanent land use changes and operational characteristics involved with the proposed Project. As development within the freeway corridor continues, environmental impacts may increase. The analysis in Section III related to air quality found that impacts would be less than significant. Therefore, the Project would not contribute to localized or regional cumulative impacts. Additionally, the analysis in Section IV found that no significant individual impacts to sensitive species or habitats would occur with incorporation of Mitigation Measures **BIO-1** through **BIO-9**. The Project would have no other impacts on biological resources and the cumulative impacts of the proposed Project are likely to be less than significant.

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

Less than Significant Impact: Based on the analysis of the Project's impacts in the responses to items I through XX, there is no indication that this Project could result in substantial adverse effects on human beings. The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental

Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.