

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

WAREHOUSE & PARKING LOT DEVELOPMENT CUP 22-03 & LDP 22-03 17450 ADELANTO ROAD APN 0459-342-02 ADELANTO, CALIFORNIA



LEAD AGENCY:

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

REPORT PREPARED BY:

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MAY 31, 2022

ADLT 075

MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Lobana Warehouse & Parking Lot Development

PROJECT APPLICANT: The Applicant for the proposed project is Paul Lobana, Lobana Engineering, Inc., 885 Patriot Drive, #G, Moorpark, California, 93021.

PROJECT LOCATION: The project site's address is 17450 Adelanto Road. The assessor's parcel number (APN) is 0459-342-02. The project site is located within the Adelanto, California 7 ½ Minute USGS Quadrangle, 1956, (Township 6 North, Range 5 West, Section 33). The site's latitude and longitude include 34°56'38.42"N;-117°40'11.41"W.

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

PROJECT: This Initial Study analyzes the environmental impacts associated with the development of a disturbed property that consists of 1.7-acres. The zoning designation applicable to the site is *Business Park (BP)*. The proposed project would involve the construction of a new, metal building consisting of approximately 7,800 square feet of floor area. The new building's dimensions would be 130 feet by 60-feet. The maximum height of the new building would be 30-feet. The site would be secured by a 6-foot-high chain-link fence. Three loading doors would be located on the west facing and east elevations, respectively. The parking lot would consist of both an asphalt paved portion and a pervious, gravel portion. A total of 22 parking spaces would be provided. Landscaping, consisting of drought-tolerant xeriscaping, would total approximately 22,952 square feet. Access to the site would be provided by a single, 50-foot-wide driveway connection with the west side of Adelanto Road.

FINDINGS: The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant adverse unmitigable impacts. For this reason, the City of Adelanto determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached Initial Study:

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

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SECTION 1 INTRODUCTION

1.1 PURPOSE OF THIS INITIAL STUDY

This Initial Study analyzes the environmental impacts associated with the development of a disturbed property that consists of 1.7-acres. The zoning designation applicable to the site is *Business Park (BP)*. The proposed project would involve the construction of a new, metal building consisting of approximately 7,800 square feet of floor area. The new building's dimensions would be 130 feet by 60-feet. The maximum height of the new building would be 30-feet. The site would be secured by a 6-foot-high chain-link fence. Three loading doors would be located on the west facing and east elevations, respectively. The parking lot would consist of both an asphalt paved portion and a pervious, gravel portion. A total of 22 parking spaces would be provided. Landscaping, consisting of drought-tolerant xeriscaping, would total approximately 22,952 square feet. Access to the site would be provided by a single, 50-foot-wide driveway connection with the west side of Adelanto Road.¹ The proposed project is described in greater detail in Section 2.

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

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

Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation fully represent the independent judgment and position of the City of Adelanto, in its capacity as the Lead Agency. The city determined, as part of this Initial Study's preparation, that a Mitigated Negative Declaration is the appropriate environmental document for the proposed project's CEQA review. Certain projects or actions may also require oversight approvals or permits from other public agencies. These other agencies are referred to as *Responsible Agencies* and *Trustee Agencies*, pursuant to

¹ Lobana Engineering, Inc. *Warehouse with Parking Lot Lobana @ 17450 Adelanto Road, Adelanto, CA. Sheet S-1*. Dated January 12, 2022.

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

³ Ibid. (CEQA Guidelines) §15050.

Sections 15381 and 15386 of the State CEQA Guidelines.⁴ This Initial Study and the *Notice of Intent to Adopt (NOIA) a Mitigated Negative Declaration* will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. This Initial Study and Mitigated Negative Declaration will be forwarded to the State of California Office of Planning Research (the State Clearinghouse). A 30-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the findings of this Initial Study.⁵ Questions and/or comments should be submitted to the following contact person:

Louis Morales, Contract Planner
City of Adelanto, Planning Division
11600 Air Expressway
Adelanto, California 92301

1.2 INITIAL STUDY'S ORGANIZATION

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

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



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

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

SECTION 2 PROJECT DESCRIPTION

2.1 PROJECT OVERVIEW

This Initial Study analyzes the environmental impacts associated with the development of a disturbed property that consists of 1.7-acres. The zoning designation applicable to the site is *Business Park (BP)*. The proposed project would involve the construction of a new, metal building consisting of approximately 7,800 square feet of floor area. The new building's dimensions would be 130 feet by 60-feet. The maximum height of the new building would be 30-feet. The site would be secured by a 6-foot high chain-link fence. Three loading doors would be located on the west facing and east elevations, respectively. The parking lot would consist of both an asphalt paved portion and a pervious, gravel portion. A total of 22 parking spaces would be provided. Landscaping, consisting of drought-tolerant xeriscaping, would total approximately 22,952 square feet. Access to the site would be provided by a single, 50-foot wide driveway connection with the west side of Adelanto Road.⁶ The proposed project is described in greater detail in Section 2.7

2.2 PROJECT LOCATION

The City of Adelanto is located approximately 60 miles northeast of Downtown Los Angeles and 30 miles north of the City of San Bernardino. Adelanto is bounded on the north by unincorporated San Bernardino County; on the east by Victorville and unincorporated San Bernardino County; the south by Hesperia and unincorporated San Bernardino County; and on the west by unincorporated San Bernardino County.⁸ Regional access to the City of Adelanto is provided by three area highways: the Mojave Freeway (Interstate 15), extending in a southwest to northeast orientation approximately three miles east of the City; U.S. Highway 395, traversing the eastern portion of the City in a northwest to southeast orientation; and Palmdale Road (State Route 18), which traverses the southern portion of the City in an east to west orientation.⁹ The location of Adelanto, in a regional context, is shown in Exhibit 2-1. A citywide map is provided in Exhibit 2-2.

The project site is located on the west side of Adelanto Road approximately 200 feet south of Yucca Road. The project site's address is 17450 Adelanto Road. The assessor's parcel number (APN) is 0459-342-02. The project site is located within the Adelanto, California 7 1/2 Minute USGS Quadrangle, 1956, (Township 6 North, Range 5 West, Section 33). The site's latitude and longitude include 34°56'38.42"N;-117°40'11.41"W. A local vicinity map is provided in Exhibit 2-3. An aerial photograph of the site and the surrounding area is provided in Exhibit 2-4.

⁶ Lobana Engineering, Inc. *Warehouse with Parking Lot Lobana @ 17450 Adelanto Road, Adelanto, CA. Sheet S-1*. Dated January 12, 2022.

⁷ Ibid.

⁸ Blodgett Baylosis Environmental Planning. 2021.

⁹ Google Earth. Website accessed August 22, 2021.

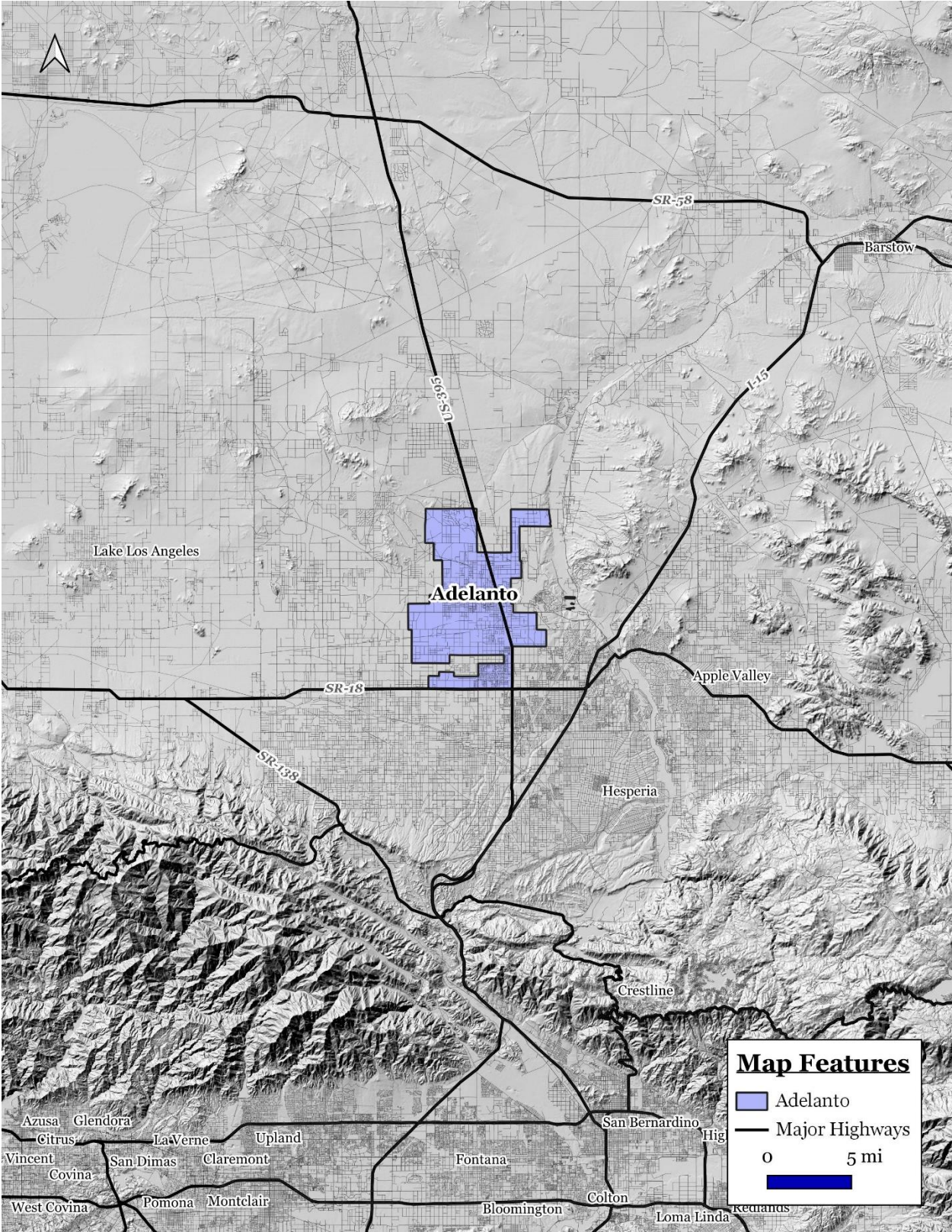


EXHIBIT 2-1 REGIONAL MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

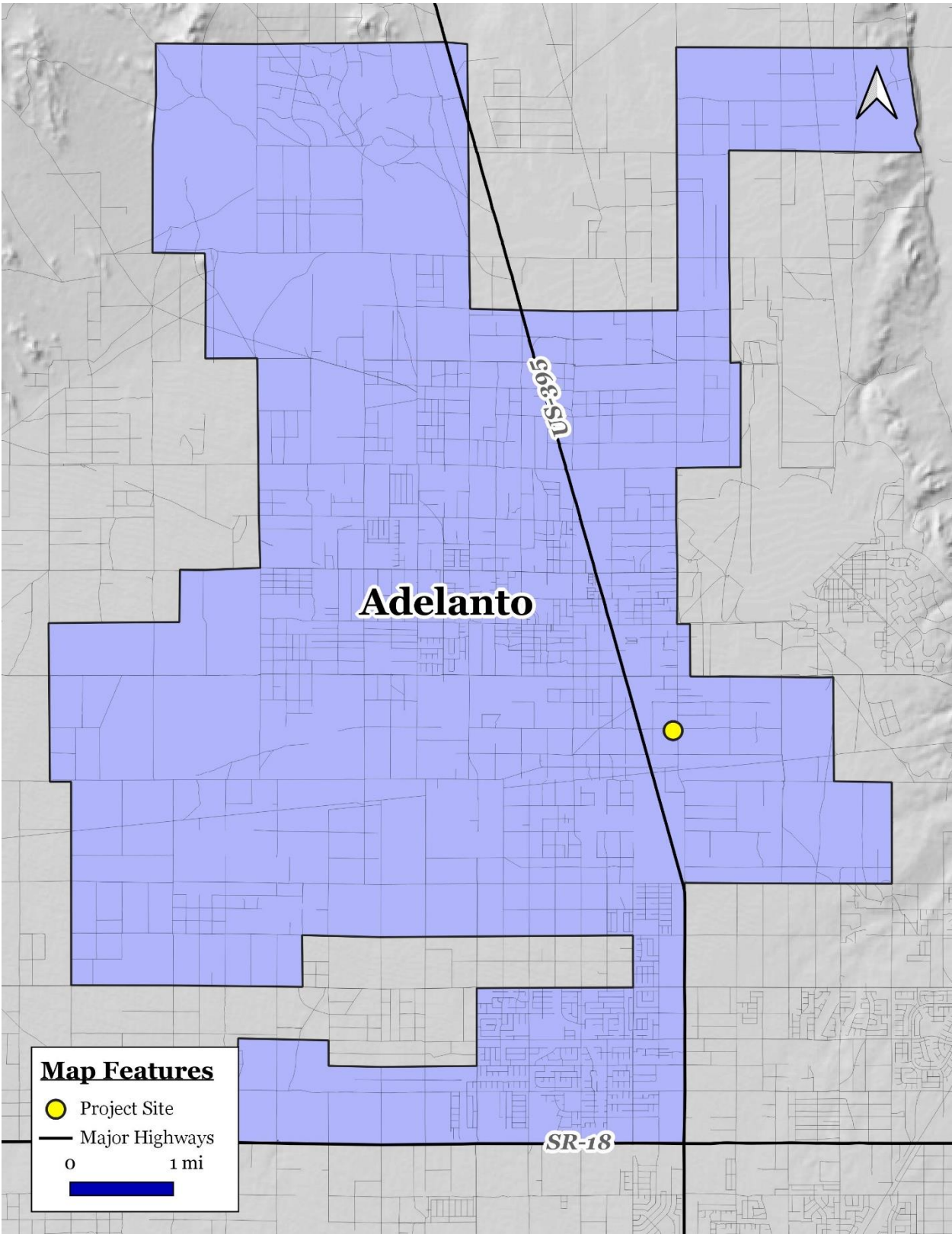


EXHIBIT 2-2
CITYWIDE MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

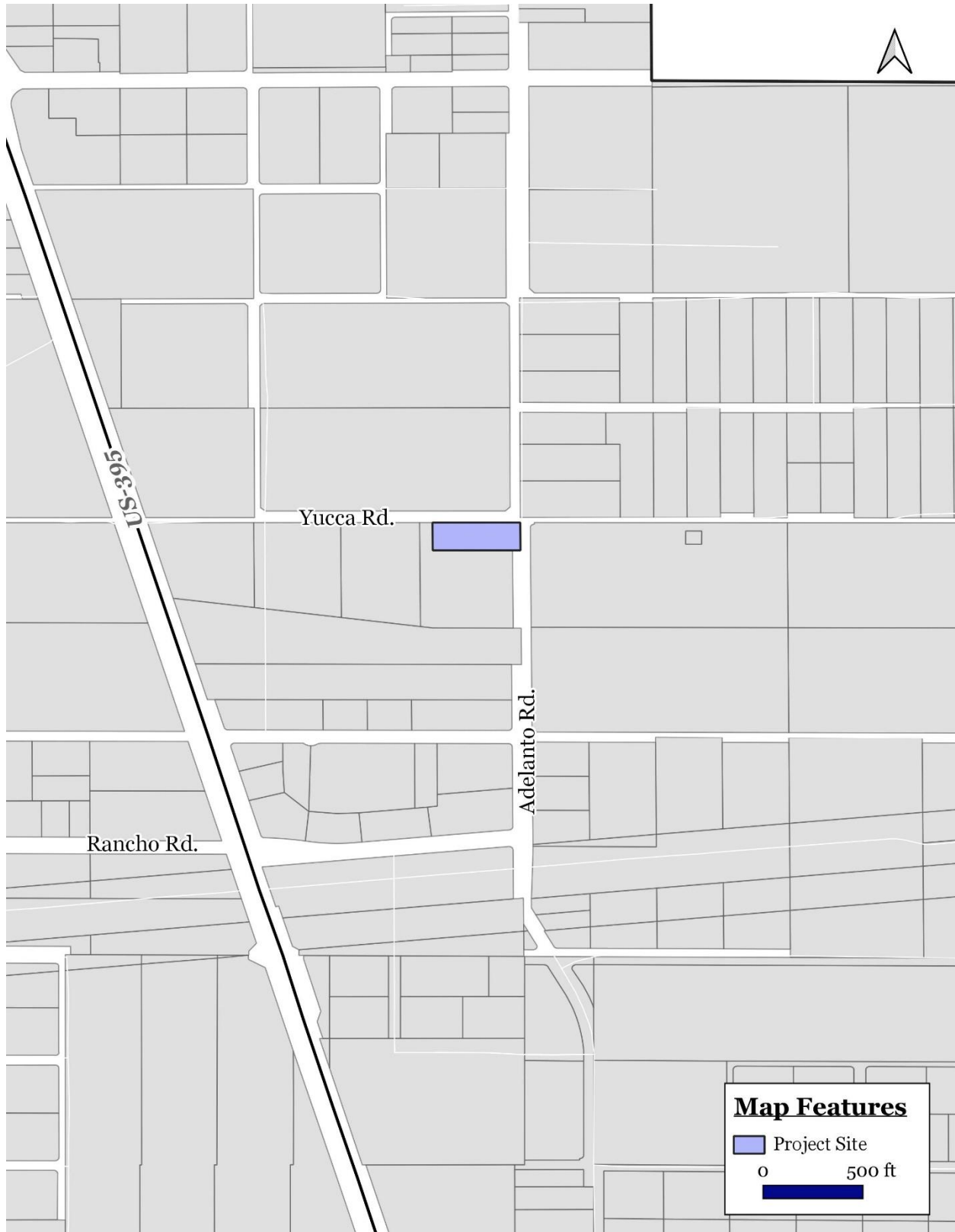


EXHIBIT 2-3
LOCAL MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



EXHIBIT 2-4
AERIAL IMAGE OF PROJECT SITE
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

2.3 ENVIRONMENTAL SETTING

The proposed project site is a disturbed desert scrub community showing signs of past human disturbances. The site consists of a desert scrub community typical of the area with creosote bush (*Larrea tridentata*), rubber rabbitbrush (*Ericameria nauseosa*), white-bursage (*Ambrosia dumosa*), flatspine bur ragweed (*Ambrosia acanthicarpa*), Joshua tree (*Yucca brevifolia*), California juniper (*Juniperus californica*), kelch grass (*Schismus barbatus*), and cheatgrass (*Bromus tectorum*) observed on the site. The project site is surrounded by commercial properties which include Gypsum Resource Materials. Land uses and development in the vicinity are outlined below:

- *North of the project site.* Yucca Road extends along the project site's north side. The project site is located to the north of the existing rock crushing plant operated by Gypsum Resources Materials also located at 17450 Adelanto Road. This area is zoned as Business Park (BP).¹⁰
- *East of the project site:* Adelanto Road extends along the project site's east side. Further east is a large truck yard operated by YRC Freight (17401 Adelanto Road). This area is zoned as Business Park (BP).¹¹
- *South of the project site:* The area located to the south of the project site is occupied by an existing rock crushing plant operated by Gypsum Resources Materials, also located at 17450 Adelanto Road. This area is zoned as Business Park (BP).¹²
- *West of the project site:* The project site is located to the east of the existing rock crushing plant operated by Gypsum Resources Materials (also located at 17450 Adelanto Road). This site is zoned as Business Park (BP).¹³

An aerial photograph of the project site and the surrounding area is provided in Exhibit 2-4.

2.4 PROJECT DESCRIPTION

2.4.1 PHYSICAL CHARACTERISTICS OF THE PROPOSED PROJECT

This Initial Study analyzes the environmental impacts associated with the development of a disturbed property that consists of 1.7-acres. Key elements of the proposed project are summarized below (refer to site plan is illustrated in Exhibit 2-5).

- *Proposed Site Plan.* The proposed land use would be an industrial development located on a vacant, disturbed property that consists of 1.7-aces. The zoning designation for the site is *Business Park (BP)*.¹⁴

¹⁰ Google Maps (Website accessed on May 26, 2022) and Adelanto Zoning Map <https://www.ci.adelanto.ca.us/DocumentCenter/View/718/ZONING-MAP>

¹¹ Ibid.

¹² Ibid.

¹³ Ibid.

¹⁴ Lobana Engineering, Inc. *Warehouse with Parking Lot Lobana @ 17450 Adelanto Road, Adelanto, CA. Sheet S-1*. Dated January 12, 2022.

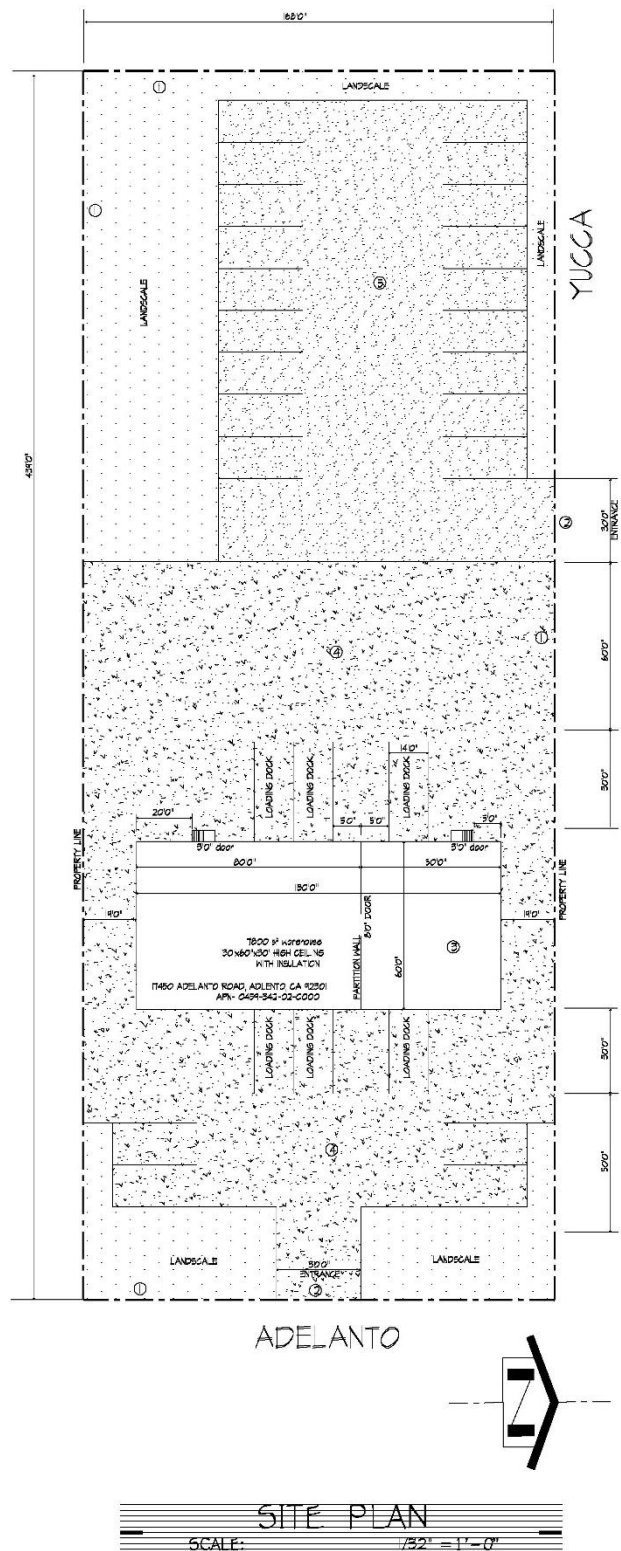


EXHIBIT 2-5
SITE PLAN OF PROJECT SITE
SOURCE: LOBANA ENGINEERING INC.

- *Proposed Building.* The proposed project would involve the construction of a new, metal industrial building consisting of 7,800 square feet of floor area. The proposed project would involve the construction of a new, metal building consisting of approximately 7,800 square feet of floor area. The new building's dimensions would be 130 feet by 60-feet. The maximum height of the new building would be 30-feet. Three loading doors would be located on the west facing and east elevations, respectively. elevation.¹⁵
- *Access.* Access to the site would be provided by a single, 50-foot-wide driveway connection with the west side of Adelanto Road. The site would be secured by a 6-foot-high chain-link fence.¹⁶
- *Parking.* The parking lot would consist of both an asphalt paved portion and a pervious, gravel portion. A total of 22 parking spaces would be provided.¹⁷
- *Landscaping.* Landscaping, consisting of drought-tolerant xeriscaping, would total approximately 22,952 square feet
- *On-Site Improvements.* Power (electrical) would be provided by connections to the existing utility lines located along Adelanto Road. Water, sewer, and gas are also located in either Adelanto Road or Yucca Road.¹⁸

2.4.2 OPERATIONAL CHARACTERISTICS OF THE PROPOSED PROJECT

The hours of on-site operations for the proposed new development will be Monday through Sunday, 8:00 AM to 5:00 PM. The estimated employment will be 7 to 10 persons per shift based on the building's proposed occupancy.¹⁹

2.4.3 CONSTRUCTION CHARACTERISTICS

The construction for the current proposed project is targeted to commence in January, 2023 and would take approximately twelve weeks to complete.²⁰ The key construction phases are outlined below and on the following page.

- *Grading.* The project site would be graded and readied for the construction. The site would be graded to a depth of approximately 3 to 6 inches. The typical heavy equipment used during this construction phase would include graders, bulldozers, offroad trucks, back-hoes, and trenching equipment. This phase would require two weeks to complete.

¹⁵ Lobana Engineering, Inc. *Warehouse with Parking Lot Lobana @ 17450 Adelanto Road, Adelanto, CA. Sheet S-1.* Dated January 12, 2022.

Ibid.

¹⁶ Ibid.

¹⁷ Ibid.

¹⁸ Ibid.

¹⁹ Ibid.

- *Site Preparation.* During this phase, the building footings, utility lines, and other underground infrastructure would be installed. The typical heavy equipment used during this construction phase would include bulldozers, offroad trucks, back-hoes, and trenching equipment. This phase would require two weeks to complete.
- *Building Construction.* The new metal building would be constructed during this phase. The typical heavy equipment used during this construction phase would include offroad trucks, cranes, and fork-lifts. This phase will take approximately six weeks to complete.
- *Paving and Finishing.* This concluding phase would involve the paving and finishing. The typical heavy equipment used during this construction phase would include trucks, backhoes, rollers, pavers, and trenching equipment. The completion of both phases will take approximately two weeks to complete.

2.5 DISCRETIONARY ACTIONS

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

- Approval of a Conditional Use Permit (CUP 22-03);
- Approval of a Land Development Plan (LDP 22-03); and
- Approval of the Mitigated Negative Declaration (MND) and Mitigation Monitoring & Reporting Program (MMRP).



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SECTION 3 ENVIRONMENTAL ANALYSIS

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

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

The environmental analysis included in this section reflects the Initial Study Checklist format used by the City of Adelanto in its environmental review process (refer to Section 1.3 herein). Under each issue area, an analysis of impacts is provided in the form of questions followed by corresponding detailed responses. For the evaluation of potential impacts, questions are stated and an answer is provided according to the analysis undertaken as part of this Initial Study's preparation. To each question, there are four possible responses:

- *No Impact.* The proposed project *will not* have any measurable environmental impact on the environment.
- *Less Than Significant Impact.* The proposed project *may have* the potential for affecting the environment, although these impacts will be below levels or thresholds that the City of Adelanto or other responsible agencies consider to be significant.
- *Less Than Significant Impact with Mitigation.* The proposed project *may have* the potential to generate impacts that will have a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of mitigation measures.
- *Potentially Significant Impact.* The proposed project may result in environmental impacts that are significant.

This Initial Study will assist the City of Adelanto in deciding as to whether there is a potential for significant adverse impacts on the environment associated with the implementation of the proposed project.

3.1 AESTHETICS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Except as provided in Public Resources Code Section 21099, would the project have a substantial adverse effect on a scenic vista?				×
B. Except as provided in Public Resources Code Section 21099, would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				×
C. Except as provided in Public Resources Code Section 21099, 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 a publicly accessible vantage point)? If the project is in an urbanized area would the project conflict with applicable zoning and other regulations governing scenic quality?				×
D. Except as provided in Public Resources Code Section 21099, would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				×

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Except as provided in Public Resources Code Section 21099, would the project have a substantial adverse effect on a scenic vista? • No Impact

The proposed project would involve the development of a disturbed property that consists of 1.7-acres. The zoning designation applicable to the site is *Business Park (BP)*. The proposed project would involve the construction of a new, metal building consisting of approximately 7,800 square feet of floor area. The new building's dimensions would be 130 feet by 60-feet. The maximum height of the new building would be 30-feet. The site would be secured by a 6-foot-high chain-link fence. Three loading doors would be located on the west facing and east elevations, respectively. The parking lot would consist of both an asphalt paved portion and a pervious, gravel portion. A total of 22 parking spaces would be provided. Landscaping, consisting of drought-tolerant xeriscaping, would total approximately 22,952 square feet. Access to the site would be provided by a single, 50-foot-wide driveway connection with the west side of Adelanto Road.²¹

The dominant scenic views from the project site include the views of the San Bernardino and San Gabriel Mountains, located 20 miles south and southeast of the site. In addition, local views are already dominated by the adjacent rock crushing equipment and the regional Southern California Edison (SCE) transmissions towers and transmission lines. Views from the mountains will not be obstructed. Once operational, views of the aforementioned mountains will continue to be visible from the public right-of-way. As a result, no impacts will occur.

²¹ Lobana Engineering, Inc. *Warehouse with Parking Lot Lobana @ 17450 Adelanto Road, Adelanto, CA. Sheet S-1*. Dated January 12, 2022.

B. *Except as provided in Public Resources Code Section 21099, would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? • No Impact.*

According to the California Department of Transportation, none of the streets located adjacent to the proposed project site, including Yucca Road, are designated scenic highways and there are no state or county designated scenic highways in the vicinity of the project site.²² There are no officially designated scenic highways located near the City. The nearest highways that are eligible for designation as a scenic highway include SR-2 (from SR-210 to SR-138), located 11 miles southwest of the City; SR-58 (from SR-14 to I-15), located 20 miles north of the City; SR-138 (from SR-2 to SR-18), located 13 miles south of the City; SR-173 (from SR-138 to SR-18), located 15 miles southeast of the City; and, SR-247 (from SR-62 to I-15), located 23 miles east of the City. The City of Adelanto 2035 Sustainable Plan identifies prominent view sheds within the City. These view sheds are comprised primarily of undeveloped desert land, the Mojave River, and distant views of the mountains.²³ The site would qualify as undeveloped desert land with it being currently zoned as Business Park (BP). Lastly, the project site does not contain any buildings listed in the State or National register. As a result, no impacts will occur.

C. *Except as provided in Public Resources Code Section 21099, 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 a publicly accessible vantage point)? If the project is in an urbanized area would the project conflict with applicable zoning and other regulations governing scenic quality? • No Impact*

There are no protected views in the vicinity of the project site and the City does not contain any scenic vistas or protected viewsheds within the City's corporate boundaries. In addition, the City does not have any zoning regulations or other regulations governing scenic quality other than the development standards for which the new building will conform to. As a result, no impacts will occur.

D. *Except as provided in Public Resources Code Section 21099, would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? • No Impact*

The proposed project would not expose any sensitive receptors to daytime or nighttime light trespass, since there are no light-sensitive land uses located adjacent to the property. Project-related sources of nighttime light would include parking area exterior lights, security lighting, and vehicular headlights. The proposed project will not expose any sensitive receptors to daytime or nighttime light trespass since the project will be in conformance with Section 17.15.050(E)(5) – Lighting of the City of Adelanto Municipal Code. The City's Code requirements includes the following requirements related to outdoor lighting:

- (a) All on-site lighting shall be energy efficient, stationary, and directed away from adjoining properties and public rights-of-way.

²² California Department of Transportation. *Official Designated Scenic Highways*.

²³ MIG Hogle-Ireland. *Adelanto North 2035 Comprehensive Sustainable Plan*. August 27, 2014.

- (b) Light fixtures shall be shielded so no light is emitted above the horizontal plane of the bottom of the light fixture.
- (c) Light fixtures shall be shielded so no light above 0.5 footcandle spills over onto adjacent properties and rights-of-way. There shall be no spillover (0.0 footcandle) onto adjacent residential used or zoned properties.

The project site is zoned for Business Park (BP). In addition, there are no light sensitive land users in the area. As a result, no light-related impacts are anticipated.

MITIGATION MEASURES

The proposed project will not expose any sensitive receptors to daytime or nighttime light trespass since the project will be in conformance with Section 17.90.040 – Lighting of the City of Adelanto Municipal Code. As a result, no light-related impacts are anticipated. Furthermore, the analysis of aesthetics indicated that no impact on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

3.2 AGRICULTURE & FORESTRY RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses?				×
B. Would the project conflict with existing zoning for agricultural uses, or a Williamson Act Contract?				×
C. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				×
D. Would the project result in the loss of forest land or conversion of forest land to a non-forest use?				×
E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to a non-forest use?				×

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses? • No Impact.

The proposed project would involve the development of a disturbed property that consists of 1.7-acres. The zoning designation applicable to the site is *Business Park (BP)*. The proposed project would involve the construction of a new, metal building consisting of approximately 7,800 square feet of floor area. The new building's dimensions would be 130 feet by 60-feet. The maximum height of the new building would be 30-feet. The site would be secured by a 6-foot-high chain-link fence. Three loading doors would be located on the west facing and east elevations, respectively. The parking lot would consist of both an asphalt paved portion and a pervious, gravel portion. A total of 22 parking spaces would be provided. Landscaping, consisting of drought-tolerant xeriscaping, would total approximately 22,952 square feet. Access to the site would be provided by a single, 50-foot-wide driveway connection with the west side of Adelanto Road.²⁴

According to the California Department of Conservation, the project site is located on "Urban Land" and does not contain any areas of Farmland of Statewide Importance, and no agricultural uses are located onsite or adjacent to the property. The implementation of the proposed project would not involve the conversion

²⁴ Lobana Engineering, Inc. *Warehouse with Parking Lot Lobana @ 17450 Adelanto Road, Adelanto, CA. Sheet S-1*. Dated January 12, 2022.

of any prime farmland, unique farmland, or farmland of statewide importance to urban uses. As a result, no impacts will occur.²⁵

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

The project site is currently zoned as Business Park (BP). The property is vacant (though disturbed) and there are no agricultural uses located within the site that would be affected by the project's implementation. According to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract.²⁶ As a result, no impacts on existing Williamson Act Contracts will result from the proposed project's implementation.

C. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?* • *No Impact.*

The existing 1.7-acre project site is vacant and disturbed. There are no forest lands or timber lands located within or adjacent to the site. Furthermore, the site's existing zoning designation (Business Park) does not contemplate forest land or timber land uses. As a result, no impacts will occur.

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

No forest lands are located within the project site. The proposed use will be restricted to the site and will not affect any land under the jurisdiction of the BLM. As a result, no loss or conversion of forest lands to urban uses will result from the proposed project's implementation.

E. *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to a non-forest use?* • *No Impact.*

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

MITIGATION MEASURES

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

²⁵ California Department of Conservation, Division of Land Resource Protection, Farmland Mapping, and Monitoring Program. *California Important Farmland Finder*.

²⁶ California Department of Conservation, *State of California Williamson Act Contract Land*.

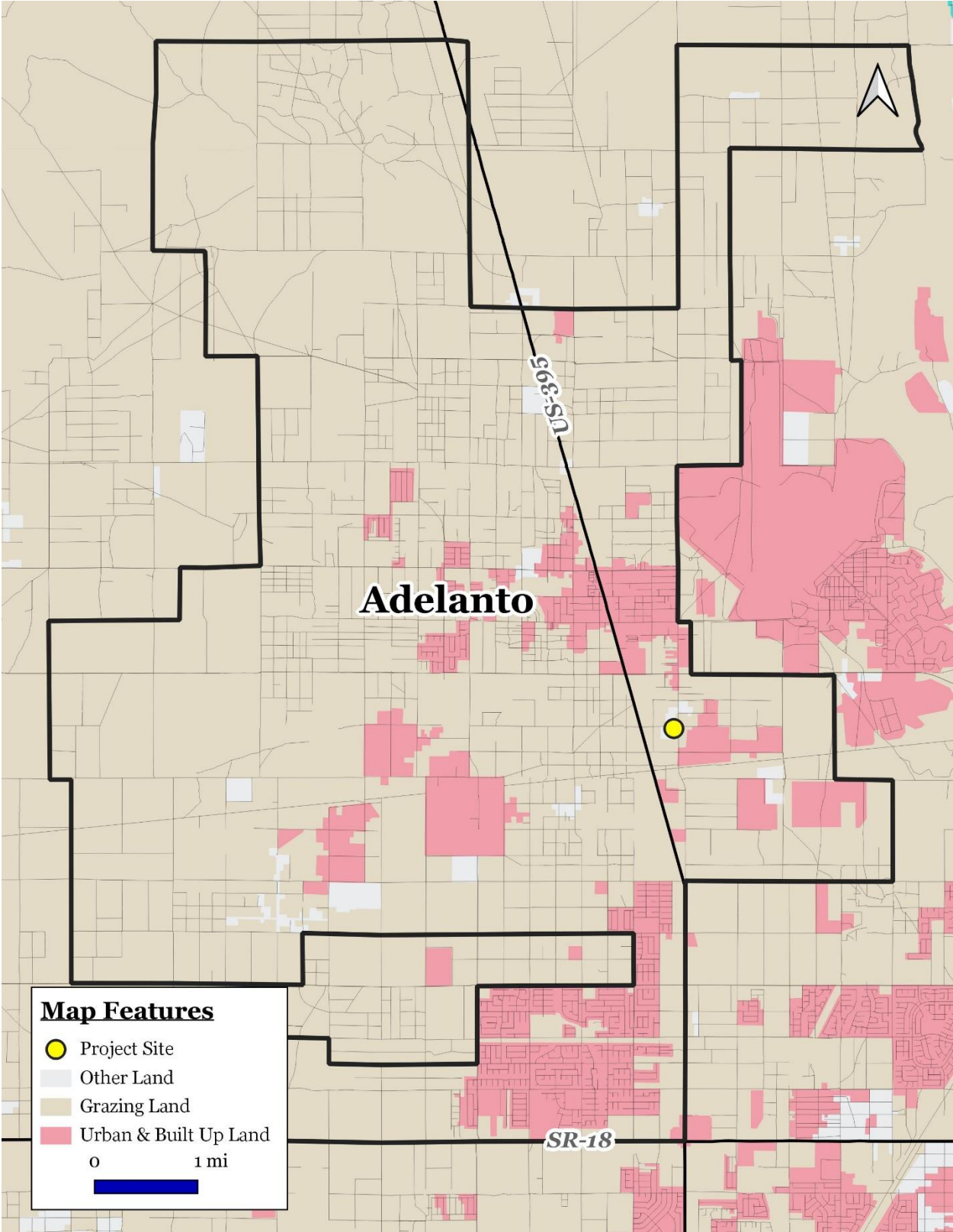


EXHIBIT 3-1
AGRICULTURE MAP
SOURCE: DEPARTMENT OF CONSERVATION

3.3 AIR QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with or obstruct implementation of the applicable air quality plan?				✗
B. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?			✗	
C. Would the project expose sensitive receptors to substantial pollutant concentrations?			✗	
D. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✗	

ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The proposed project would involve the development of a disturbed property that consists of 1.7-acres. The zoning designation applicable to the site is *Business Park (BP)*. The proposed project would involve the construction of a new, metal building consisting of approximately 7,800 square feet of floor area. The new building's dimensions would be 130 feet by 60-feet. The maximum height of the new building would be 30-feet. The site would be secured by a 6-foot-high chain-link fence. Three loading doors would be located on the west facing and east elevations, respectively. The parking lot would consist of both an asphalt paved portion and a pervious, gravel portion. A total of 22 parking spaces would be provided. Landscaping, consisting of drought-tolerant xeriscaping, would total approximately 22,952 square feet. Access to the site would be provided by a single, 50-foot-wide driveway connection with the west side of Adelanto Road.²⁷

Air quality impacts may occur during the construction or operation of a project, and may come from stationary (e.g., industrial processes, generators), mobile (e.g., automobiles, trucks), or area (e.g., residential water heaters) sources. The city is located within the Mojave Desert Air Basin (MDAB) and is under the jurisdiction of the Mojave Desert Air Quality Management District (MDAQMD). The district covers the majority of the MDAB. The MDAB is an assemblage of mountain ranges interspersed with long broad valleys that often contain dry lakes. The MDAB is separated from the southern California coastal and central California valley regions by mountains (highest elevation approximately 10,000 feet). The Antelope Valley is bordered in the northwest by the Tehachapi Mountains and in the south by the San Gabriel Mountains. The adjacent Mojave Desert is bordered in the southwest by the San Bernardino Mountains.²⁸ The Mojave Desert Air Quality Management District (MDAQMD) has established quantitative thresholds

²⁷ Lobana Engineering, Inc. *Warehouse with Parking Lot Lobana @ 17450 Adelanto Road, Adelanto, CA. Sheet S-1*. Dated January 12, 2022.

²⁸ Mojave Desert Air Quality Management District (MDAQMD). *California Environmental Quality Act (CEQA) and Federal Conformity Guidelines*. Report dated August 2016.

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

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

Projects that are consistent with the projections of employment and population forecasts identified in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by SCAG are considered consistent with the MDAQMP growth projections, since the RTP/SCS forms the basis of the land use and transportation control portions of the MDAQMP. According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 RTP/SCS, the City of Adelanto is projected to add a total of 38,900 new residents and 3,900 new employees through the year 2040.²⁹ The proposed project will not introduce new residents and is anticipated to employ approximately 30 to 40 persons per shift. Therefore, the proposed project is not in conflict with the growth projections established for the City by SCAG. As a result, no conformity impacts will occur.

²⁹ Southern California Association of Governments. *Regional Transportation Plan/Sustainable Communities Strategy 2016-2040. Demographics & Growth Forecast.* April 2016.

B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? • Less than Significant Impact.

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

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

The proposed project's construction and operation will not lead to a violation of the above-mentioned criteria. The analysis of daily construction and operational emissions was prepared utilizing the California Emissions Estimator Model (CalEEMod V.2020.4.0). For air quality modeling purposes, an eight-month period of construction for all phases was assumed. The computer model assumed the default variables which actually overestimated the emissions. As shown in Table 3-1, daily construction emissions will not exceed the MDAQMD significance thresholds.

Table 3-1
Estimated Daily Construction Emissions

Construction Phase	ROG	NOx	CO	SO₂	PM₁₀	PM_{2.5}
Site Preparation (on-site)	1.13	12.42	6.64	0.02	0.51	3.38
Site Preparation (off-site)	0.03	0.02	0.24	--	0.07	0.02
Total Site Preparation	1.16	12.44	6.88	0.02	0.58	3.40
Grading (on-site)	1.33	14.47	8.70	0.02	6.75	3.88
Grading (off-site)	0.04	0.02	0.29	--	0.08	0.02
Total Grading	1.37	14.49	8.99	0.02	6.83	3.90
Building Construction (on-site)	1.52	11.71	12.61	0.02	0.51	0.50
Building Construction (off-site)	0.01	0.04	0.11	--	0.03	--
Total Building Construction	1.53	11.75	12.72	0.02	0.54	0.50
Paving (on-site)	0.65	6.23	8.80	0.01	0.31	0.29
Paving (off-site)	0.05	0.03	0.38	--	0.11	0.03
Total Paving	0.70	6.26	9.18	0.01	0.42	0.32
Architectural Coating (on-site)	26.01	1.30	1.81	--	0.07	0.07

Architectural Coating (off-site)	--	--	0.03	--	--	--
Total Architectural Coating	26.01	1.30	1.84	--	0.07	0.07
Maximum Daily Emissions	26.02	38.68	28.59	0.06	13.35	7.80
Daily Thresholds	137	137	548	137	82	65
Significant Impact?	No	No	No	No	No	No

Source: CalEEMod V.2020.4.0.

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

Table 3-2
Estimated Operational Emissions in lbs/day

Emission Source	ROG	NOx	CO	SO₂	PM₁₀	PM_{2.5}
Area-wide (lbs/day)	0.22	--	--	0.00	0.00	0.00
Energy (lbs/day)	--	--	--	--	--	--
Mobile (lbs/day)	0.04	0.06	0.41	--	0.08	0.02
Total (lbs/day)	0.26	0.06	9.15	--	0.08	0.02
Daily Thresholds	137	137	548	137	82	65
Significant Impact?	No	No	No	No	No	No

Source: CalEEMod V.2020.4.0.

The analysis presented in Tables 3-1 and 3-2 reflect projected emissions that are typically higher during the summer months and represent a worse-case scenario. As indicated in Tables 3-1 and 3-2, the impacts are considered to be less than significant. In addition, the MDAQMD Rule Book contains numerous regulations governing various activities undertaken within the district. Among these regulations is Rule 403.2 – Fugitive Dust Control which was adopted in 1996 for the purpose of controlling fugitive dust. Adherence to Rule 403.2 regulations is required for all projects undertaken within the district. Future construction truck drivers must also adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel-powered vehicles to less than five minutes.³ Adherence to the aforementioned standard condition will minimize odor impacts from diesel trucks. Adherence to Rule 403 Regulations and Title 13 - §2485 of the California Code of Regulations will reduce potential impacts to levels that are less than significant.

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

According to the MDAQMD, residences, schools, daycare centers, playgrounds, and medical facilities are considered sensitive receptor land uses. The following project types proposed for sites within the specified distance to an existing or planned (zoned) sensitive receptor land use must be evaluated: any industrial project within 1,000 feet; a distribution center (40 or more trucks per day) within 1,000 feet; a major transportation project within 1,000 feet; a dry cleaner using perchloroethylene within 500 feet; and a gasoline dispensing facility within 300 feet. The nearest sensitive receptors are residential uses located more than 1.5 miles to the south (south of Holly Road). Given the fact that the proposed project's

construction and operational emissions are well below the thresholds of significance, no significant impacts at these residential locations will occur. A local significant threshold (LST) analysis undertaken for a typical MDAQMD project would not result in any significant impacts due to the distance. Finally, it is also important to note that all of the manufacturing activities would occur indoors. As a result, the impacts will be less than significant.

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

Land uses that are typically associated with odor complaints include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding. During construction, truck drivers must adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel-powered vehicles to less than five minutes.¹⁹ In addition, the project's contractors must adhere to MDAQMD Rule 403.2 – Fugitive Dust Control, which will significantly reduce the generation of fugitive dust. As a result, less than significant impacts will occur.

MITIGATION MEASURES

The proposed project's construction and operational emissions are not considered to present a significant adverse impact. As a result, no mitigation is required.

3.4 BIOLOGICAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		✗		
B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✗
C. Would the project have a substantial adverse effect on State or Federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✗
D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				✗
E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✗		
F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?				✗

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? • Less than Significant Impact with Mitigation.*

The proposed project would involve the development of a disturbed property that consists of 1.7-acres. The zoning designation applicable to the site is *Business Park (BP)*. The proposed project would involve the construction of a new, metal building consisting of approximately 7,800 square feet of floor area. The new building's dimensions would be 130 feet by 60-feet. The maximum height of the new building would be 30-feet. The site would be secured by a 6-foot-high chain-link fence. Three loading doors would be located on the west facing and east elevations, respectively. The parking lot would consist of both an asphalt paved portion and a pervious, gravel portion. A total of 22 parking spaces would be provided. Landscaping, consisting of drought-tolerant xeriscaping, would total approximately 22,952 square feet. Access to the site would be provided by a single, 50-foot-wide driveway connection with the west side of Adelanto Road.³⁰ The project site supports a moderately disturbed habitat consisting of Cajon sand, which has 0 to 2 percent slope, well drainage, a moderately high available water capacity, and no frequency of flooding. The

³⁰ Lobana Engineering, Inc. *Warehouse with Parking Lot Lobana @ 17450 Adelanto Road, Adelanto, CA. Sheet S-1*. Dated January 12, 2022.

vegetation community on site is creosote bush scrub habitat encompassing mainly native plants and some non-native grasses and shrubs. The site is dominated by creosote bush (*Larrea tridentata*), white bursage (*Ambrosia dumosa*), kelch grass (*Schismus barbatus*), rubber rabbitbrush (*Ericameria nauseosa*), and Asian mustard (*Brassica tournefortii*). The site supports minimal wildlife, with many of them being birds. No mammals were observed on site during the field investigations. Some mammal species that may occur on site due to various signs such as potential burrows or scat are the Antelope Ground squirrel (*Ammospermophilus leucurus*) and California ground squirrel (*Otospermophilus beecheyi*). Other mammals that are expected to occur in the area include black-tailed jackrabbit (*Lepus californicus*) and desert cottontails (*Sylvilagus audubonii*). Coyote (*Canis latrans*) tracks and scat were also observed on site and the species of canid likely uses the site during hunting activities. Birds likely to visit the site includes ravens (*Corvus corax*), red-tailed hawk (*Buteo jamaicensis*), and house finch (*Haemorrhous mexicanus*).³¹ Reptiles that may occur on site or in the surrounding area include, but not limited to, the western whiptail lizard (*Cnemidophorus tigris*), side-blotched lizard (*Uta stansburiana*), desert spiny lizard (*Sceloporus magister*) and coast horned lizard (*Phrynosoma platyrhinos*).

According to the California Natural Diversity Database (CNDDB), five special status species have been documented within the Adelanto quadrangle I which the site is located.

- *Desert Tortoise*: The site is located within the documented tortoise, a state and federal threatened species, habitat according to CNDDB (2022). The property supports marginal habitat for the desert tortoise based on the location of the site in a semi-developed area of Adelanto. No tortoises were observed anywhere within the property boundaries during the January 5, 2022 surveys. The species is not expected to move onto the site in the near future based on the absence of any potential burrows or sign, absence of any recent observations in the immediate area, and the presence of busy roadways and developments in the immediate area which may act as barriers to migration of tortoises. The protocol survey results are valid for one year as per CDFW and USFWS requirements.
- *Mohave Ground Squirrel*: The Mohave ground squirrel is a California state threatened species that have a short, flat, furred, white, underside tail, uniformly brown (with no spots or stripes). They inhabit open desert scrub, alkali desert scrub, and annual grasslands on sandy to gravelly surfaces in the Mojave Desert. Occupiable burrows were found on the site, but no Mohave ground squirrels were detected. It is the opinion of RCA Associates, Inc. that the habitat is not prime Mohave ground squirrel habitat and is very unlikely to support populations of the species based on the following criteria, that there have been two recent sightings, within 20 years, of the species in the Adelanto quadrangle.
- *Swainson's Hawk*: The site is located within documented Swainson's hawk habitat, a state threatened raptor, according to CNDDB (2022). No hawks were seen on the property during the survey, and no suitable habitat was observed due to previous grading of the site. Swainson's hawks occupy grasslands and breed in trees that are the only ones seen for miles. Swainson's hawks are not expected to occur on the site due to lack of habitat and prime vegetation.
- *Burrowing Owl*: The site is located within documented burrowing owl habitat according to CNDDB (2022). No owls were seen on the property during the survey, and minimal suitable habitat was observed (e.g. white wash, castings, feathers, or occupiable burrows). Burrowing owls are not

³¹ RCA Associates Inc. *Protected Plant Preservation Plan*. April 20, 2022.

expected to occur on the site due to lack of suitable vegetation and burrows.

- *Le Conte's thrasher*: Le Conte's thrashers have not been recently observed in the area according to CNDDB (2022). Thrashers are not expected to occur on the site due to lack of critical vegetation used by the species, such as saltbush and catclaw acacia. Thrashers may be very infrequent in the area given the low population levels in the region as well as the lack of any recent sightings according to the CNDDB.

Future development activities include the grading and removal of all vegetation from the 1.7-acre parcel; however, cumulative impacts to the general biological resources (plants and animals) in the surrounding area are expected to be negligible. This assumption is based on the habitat containing scarce vegetation of non-native species. As discussed above, the site does not support any desert tortoises or burrowing owls due to the lack of suitable habitat and potential burrows. In addition, one Joshua tree (a state candidate species) was observed during the field investigations during January 2022. The following mitigation measures are recommended:

- Pre-construction surveys for burrowing owls, desert tortoise, and nesting birds protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code shall be conducted prior to the commencement of Project-related ground disturbance. a. Appropriate survey methods and timeframes shall be established, to ensure that chances of detecting the target species are maximized. In the event that listed species, such as the desert tortoise, are encountered, authorization from the USFWS and CDFW must be obtained. If nesting birds are detected, avoidance measures shall be implemented until after young have fledged.
- A comprehensive survey and evaluation of the Joshua trees on the site will need to be conducted and preparation of a Protected Plant Plan. The report shall identify methods, locations, and criteria for transplanting those trees that would be removed prior to ground disturbance activities and Project construction. If any sensitive species are observed on the property during future activities, CDFW and USFWS (as applicable) should be contacted to discuss specific mitigation measures which may be required for the individual species. CDFW and USFWS are the only agencies which can grant authorization for the "take" of any sensitive species and can approve the implementation of any applicable mitigation measures.

The aforementioned mitigation will reduce the impacts to levels that are less than significant.

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

No riparian vegetation (e.g., cottonwoods, willows, etc.) exist on the site or in the adjacent habitats.³² As a result, no impacts are anticipated.

³² RCA Associates Inc. *Protected Plant Preservation Plan*. April 20, 2022.

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.*

No wetland areas or riparian habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations.³³ The site in its entirety is undeveloped and disturbed due to grading and the presence of the adjacent gravel crushing operation. As a result, no impacts are anticipated.

D. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites? • No Impact.*

No distinct wildlife corridors were identified on the site or in the immediate area.³⁴ The site's utility as a habitat and a migration corridor is constrained by the presence of the adjacent roadways and the development that is present in the neighboring areas. As a result, no impacts are anticipated.

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

There are 4 Joshua trees located on the property and 0 of the trees are suitable for relocation/transplanting. This conclusion was based on: (1) trees which were one foot or greater in height and less than twelve feet tall (approximate); (2) in good health; (3), two branches or less; (4) density of trees (i.e., no clonal trees); (5) no exposed roots; (6) and trees that are not leaning over excessively. The majority of the Joshua trees which were not suitable for relocation are dead and lying on the ground.

As of September 22, 2020, the California Department of Fish and Wildlife temporarily listed the Western Joshua tree (*Yucca brevifolia*) as an endangered species until a final decision is made in the future. One Joshua tree was observed on site during the January 5, 2022 field investigations. Because there are Joshua Trees present on the project site, the following mitigation would be required:

- A Protected Plant Preservation Plan or Joshua tree survey will need to be prepared and any attempt to remove a Joshua tree from its current position will require an Incidental Take Permit (ITP).
- The City of Adelanto's Municipal Code (Chapter 17.57.040) instructs to follow the County of San Bernardino's ordinance (88.01.060), which requires preservation of Joshua trees given their importance in the desert community. A qualified City-approved biologist or arborist should be retained to conduct any future relocation/transplanting activities and should follow the protocol of the County's Municipal Code (Appendix B: Chapter 88.01.060). The following criteria will be utilized by the contractor when conducting any future transplanting activities.
 - A. The Joshua trees will be retained in place or replanted somewhere on the site where they can remain in perpetuity or will be transplanted to an off-site area approved by the city where they can remain in perpetuity. Joshua trees which are deemed not suitable for transplanting will

³³ Ibid.

³⁴ Ibid.

be cut-up and discarded as per City requirements.

- B. Earthen berms will be created around each tree by the biologist prior to excavation and the trees will be watered approximately one week before transplanting. Watering the trees prior to excavation will help make excavation easier, ensure the root ball will hold together, and minimize stress to the tree.
- C. Each tree will be moved to a pre-selected location which has already been excavated and will be placed and oriented in the same direction as their original direction. The hole will be backfilled with native soil, and the transplanted tree will be immediately watered. As noted in the biological survey, a numbered metal tag was placed on the north side of the trees and the trees were also flagged with surveyor's flagging. The biologist will develop a watering regimen to ensure the survival of the transplanted trees. The watering regimen will be based upon the needs of the trees and the local precipitation.

F. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*
• *No Impact.*

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

MITIGATION MEASURES

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

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

Biological Resources Mitigation Measure No. 2. A Protected Plant Plan shall be developed and shall identify methods, locations, and criteria for transplanting those Joshua trees that would be removed during Project construction. As required by the San Bernardino County Development Code, Joshua trees proposed for removal shall be transplanted or stockpiled for future transplanting wherever possible once an ITP has been granted by the CDFW.

Because there are Joshua Trees present on the project site, the following mitigation would be required:

Biological Resources Mitigation Measure No. 3. A Protected Plant Preservation Plan or Joshua tree survey will need to be prepared and any attempt to remove a Joshua tree from its current position will require an Incidental Take Permit (ITP).

Biological Resources Mitigation Measure No. 4. The City of Adelanto's Municipal Code (Chapter 17.57.040) instructs to follow the County of San Bernardino's ordinance (88.01.060), which requires preservation of Joshua trees given their importance in the desert community. A qualified City-approved biologist or arborist should be retained to conduct any future relocation/transplanting activities and should follow the protocol of the County's Municipal Code (Appendix B: Chapter 88.01.060). The following criteria will be utilized by the contractor when conducting any future transplanting activities.

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

3.5 CULTURAL RESOURCES

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

ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The proposed project would involve the development of a disturbed property that consists of 1.7-acres. The zoning designation applicable to the site is *Business Park (BP)*. The proposed project would involve the construction of a new, metal building consisting of approximately 7,800 square feet of floor area. The new building's dimensions would be 130 feet by 60-feet. The maximum height of the new building would be 30-feet. The site would be secured by a 6-foot-high chain-link fence. Three loading doors would be located on the west facing and east elevations, respectively. The parking lot would consist of both an asphalt paved portion and a pervious, gravel portion. A total of 22 parking spaces would be provided. Landscaping, consisting of drought-tolerant xeriscaping, would total approximately 22,952 square feet. Access to the site would be provided by a single, 50-foot-wide driveway connection with the west side of Adelanto Road.³⁵

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

- Districts, sites, buildings, structures, and objects that are associated with the lives of significant persons in or past;
- Districts, sites, buildings, structures, and objects that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high

³⁵ Lobana Engineering, Inc. *Warehouse with Parking Lot Lobana @ 17450 Adelanto Road, Adelanto, CA. Sheet S-1*. Dated January 12, 2022.

artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or,

- Districts, sites, buildings, structures, and objects that have yielded or may be likely to yield, information important in history or prehistory.

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

- A religious property deriving primary significance from architectural or artistic distinction or historical importance;
- Districts, sites, buildings, structures, and objects that are associated with events that have made a significant contribution to the broad patterns of our history;
- A building or structure removed from its original location that is significant for architectural value, or which the surviving structure is associated with a historic person or event;
- A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life;
- A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;
- A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
- A property achieving significance within the past 50 years if it is of exceptional importance.³⁶

The State has established *California Historical Landmarks* that include sites, buildings, features, or events that are of statewide significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value. *California Points of Historical Interest* has a similar definition, except they are deemed of local significance. A search of the National Register of Historic Places and the list of California Historical Resources was conducted, and it was determined that no historic resources were listed within the City of Adelanto.³⁷

The proposed project will not affect any structures or historical resources listed on the National or State Register or those identified as being eligible for listing on the National or State Register. Furthermore, the project site is not present on the list of historic resources identified by the State Office of Historic Preservation (SHPO).³⁸ The proposed project will be limited to the project site and will not affect any structures or historical resources listed on the National or State Register or those identified as being eligible for listing on the National or State Register. Furthermore, the project site is not present on the list of historic

³⁶ U. S. Department of the Interior, National Park Service. National Register of Historic Places. 2012.

³⁷ U. S. Department of the Interior, National Park Service. National Register of Historic Places. Secondary Source: California State Parks, Office of Historic Preservation. Listed California Historical Resources. Website accessed September 5, 2021.

³⁸ California Department of Parks and Recreation. California Historical Resources. Website accessed on September 5, 2021.

resources identified by the State Office of Historic Preservation (SHPO).²² The project site is vacant and undisturbed and the developments in surrounding areas do not have any historical or cultural significance. Since the project's implementation will not impact any Federal, State, or locally designated historic resources, no impacts will occur.

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

The records search results revealed that four previous cultural resource studies have taken place, and two cultural resources have been identified within the 0.5-mile research radius of the project site. None of the previous studies have assessed the project site and no cultural resources have been identified within its boundaries. No cultural resources of any kind (including historic-period or prehistoric archaeological resources, or historic-period architectural resources) were identified during the field survey. Therefore, no significant impact related to historical resources is anticipated and no further investigations are recommended for the proposed project unless the proposed project is changed to include areas that have not been subject to this cultural resource assessment or cultural materials are encountered during project activities.

Prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register of Historic Places (National Register), plans for the treatment, evaluation, and mitigation of impacts to the find will need to be developed.³⁹ The following mitigation measures will be required to address potential cultural resources impacts:

- Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Adelanto that a qualified archaeologist/paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.
- The archaeologist/paleontologist monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The archaeologist/paleontologist monitor shall be empowered to temporarily halt or divert equipment to allow of removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified archaeologist/paleontologist personnel to have a low potential to contain or yield fossil resources.
- Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public

³⁹ BCR Consulting, LLC. *Cultural Resources Assessment K Drum Adelanto Development Project*. April 11, 2022.

museum repository with a commitment to archival conservation and permanent retrievable storage, such as the San Bernardino County Museum in San Bernardino, California is required for significant discoveries. The archaeologist/paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.

- A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the City of Adelanto prior to building final.

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

There are no dedicated cemeteries located in the vicinity of the project site.⁴⁰ The proposed project will be restricted to the project site and therefore will not affect any dedicated cemeteries in the vicinity. Notwithstanding, the following mitigation is mandated by the California Code of Regulations (CCR) Section 15064.5(b)(4):

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

Additionally, Section 5097.98 of the Public Resources Code states:

“In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with (b) Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.”

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

⁴⁰ Google Maps. Site Accessed April 22, 2022.

MITIGATION MEASURES

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

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

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

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

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

3.6 ENERGY

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

ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The proposed project would involve the development of a disturbed property that consists of 1.7-acres. The zoning designation applicable to the site is *Business Park (BP)*. The proposed project would involve the construction of a new, metal building consisting of approximately 7,800 square feet of floor area. The new building's dimensions would be 130 feet by 60-feet. The maximum height of the new building would be 30-feet. The site would be secured by a 6-foot-high chain-link fence. Three loading doors would be located on the west facing and east elevations, respectively. The parking lot would consist of both an asphalt paved portion and a pervious, gravel portion. A total of 22 parking spaces would be provided. Landscaping, consisting of drought-tolerant xeriscaping, would total approximately 22,952 square feet. Access to the site would be provided by a single, 50-foot-wide driveway connection with the west side of Adelanto Road.⁴¹

The proposed project site is served by the Southern California Edison Company which provides electrical service to the project area and the Southern California Gas Company which provides natural gas service. Electrical service in the City of Adelanto is supplied by the Southern California Edison Company (SCE) while natural gas service is provided by the Southwest Gas Company. The City is home to a number of initiatives designed to promote clean solar power generation. The Adelanto Solar Power Project is expected to produce an average of 20,000 megawatt hours annually and is an important element of the Los Angeles Department of Water and Power's (LADWP) power supply transformation from fossil fuels to more renewable energy sources. The Adelanto Solar Power Project is being built on a 42-acre site at LADWP's Adelanto Switching Station. Clean Focus now owns and operates a 3.75-megawatt solar project (solar generation facility) that sells electricity to the SCE under the California Renewable Energy Small Tariff program. A number of other solar projects, such as the 1,197-acre Baldy Mesa Solar Power Project, are in the planning stages. The proposed project's electric power service would be provided by the Southern California Edison Company (SCE) which operates and maintains a transmission line adjacent to the project site along Rancho Road. The proposed project would consume approximately 747 kWh of electricity on a daily basis and 639 cubic feet of natural gas per day. In addition, solar panels will be installed on the

⁴¹ Lobana Engineering, Inc. *Warehouse with Parking Lot Lobana @ 17450 Adelanto Road, Adelanto, CA. Sheet S-1.* Dated January 12, 2022.

building's roof to further reduce energy consumption. The project Applicant will be required to implement the following mitigation measures as a means to reduce electrical consumption:

- The Use of motion activated lighting to reduce energy use at night.

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

On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code) which became effective on January 1, 2011. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now requires that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The proposed project as well as any future development within the remainder of the project site will be required to conform to all pertinent energy conservation requirements.

While the proposed project is a privately owned commercial use, the implementation of similar programs would prove effective in reducing potential energy consumption. The proposed project will be required to comply with all pertinent Title 24 requirements along with other Low Impact Development (LID) requirements. The project's adherence to the mitigation measures outlined in the previous subsection and its conformance to the requirements outlined above will reduce the potential energy impacts to levels that are less than significant.

MITIGATION MEASURES

Since some operations and security functions may be carried out during non-daylight hours, an additional mitigation measure is suggested to reduce energy consumption during those times.

Energy Mitigation Measure No. 1. The project must use motion activated lighting to reduce energy use at night.

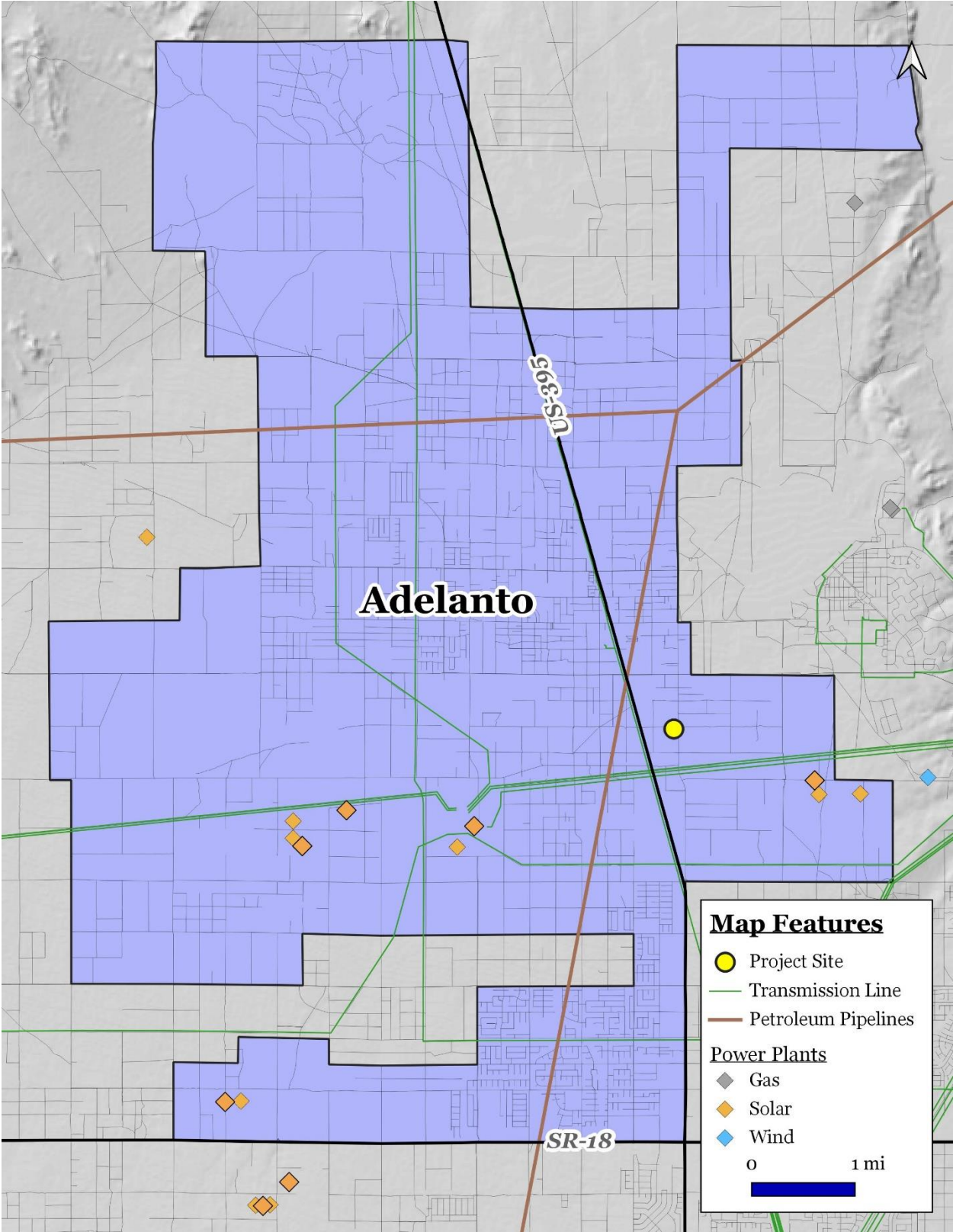


EXHIBIT 3-2
ENERGY MAP

SOURCE: CALIFORNIA ENERGY COMMISSION

3.7 GEOLOGY & SOILS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project, directly or indirectly, cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; strong seismic ground shaking; seismic-related ground failure, including liquefaction; or 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 (2012), 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 wastewater disposal systems where sewers are not available for the disposal of wastewater?			✗	
F. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✗		

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project, directly or indirectly, cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; strong seismic ground shaking; seismic-related ground failure, including liquefaction; or landslides? • Less than Significant Impact.*

The proposed project would involve the development of a disturbed property that consists of 1.7-acres. The zoning designation applicable to the site is *Business Park (BP)*. The proposed project would involve the construction of a new, metal building consisting of approximately 7,800 square feet of floor area. The new building's dimensions would be 130 feet by 60-feet. The maximum height of the new building would be 30-feet. The site would be secured by a 6-foot-high chain-link fence. Three loading doors would be located on the west facing and east elevations, respectively. The parking lot would consist of both an asphalt paved portion and a pervious, gravel portion. A total of 22 parking spaces would be provided. Landscaping,

consisting of drought-tolerant xeriscaping, would total approximately 22,952 square feet. Access to the site would be provided by a single, 50-foot-wide driveway connection with the west side of Adelanto Road.⁴²

The City of Adelanto is located in a seismically active region. Earthquakes from several active and potentially active faults in the Southern California region could affect the proposed project site. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake. The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. A list of cities and counties subject to the Alquist-Priolo Earthquake Fault Zones is available on the State's Department of Conservation website. The City of Adelanto is not on the list.⁴³ The closest fault to the project site is the Mirage Valley Fault, from the Late Quaternary period, which is located approximately 1.6 miles west of the City.⁴⁴

Surface ruptures are visible instances of horizontal or vertical displacement, or a combination of the two. The amount of ground shaking depends on the intensity of the earthquake, the duration of shaking, soil conditions, type of building, and distance from epicenter or fault. The potential impacts from fault rupture and ground shaking are considered no greater for the project site than for the surrounding areas given the distance between the site and the fault trace. Other potential seismic issues include ground failure and liquefaction. Ground failure is the loss in stability of the ground and includes landslides, liquefaction, and lateral spreading. The project site is in a low-risk liquefaction zone.⁴⁵ According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. The risk for liquefaction is no greater on-site than it is for the region. As a result, the potential impacts regarding liquefaction and landslides are less than significant.

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

The University of California, Davis SoilWeb database was consulted to determine the nature of the soils that underlie the project site. According to the University of California, Davis SoilWeb database, the property is underlain by Bryman, Helendale, and Cajon soils associations consisting of loamy fine sand.⁴⁶ The proposed project's contractors will be required to adhere to specific requirements that govern wind and water erosion during site preparation and construction activities. Following development, the project site would be paved over and landscaped, which would minimize soil erosion. The project's construction will not result in soil erosion with adherence to those development requirements that restrict storm water runoff (and the resulting erosion) and require soil stabilization. In addition, stormwater discharges from construction activities that disturb one or more acres, or smaller sites disturbing less than one acre that are part of a common plan of development or sale, are regulated under the National Pollutant Discharge Elimination System (NPDES) stormwater permitting program. Prior to initiating construction, contractors must obtain

⁴² Lobana Engineering, Inc. *Warehouse with Parking Lot Lobana @ 17450 Adelanto Road, Adelanto, CA. Sheet S-1*. Dated January 12, 2022.

⁴³ California Department of Conservation. *Table 4, Cities and Counties Affected by Alquist Priolo Earthquake Fault Zones as of January 2010*.

⁴⁴ California Department of Conservation. [Fault Activity Map](#).

⁴⁵ San Bernardino County. [Multi-Jurisdictional Hazard Mitigation Plan - July 13, 2017](#).

⁴⁶ UC Davis. *SoilWeb*. Website accessed September 1, 2021.

coverage under a NPDES permit, which is administered by the State. In order to obtain an NPDES permit, the project Applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP). The County has identified sample construction Best Management Practices (BMPs) that may be included in the mandatory SWPPP. The use of these construction BMPs identified in the mandatory SWPPP will prevent soil erosion and the discharge of sediment into the local storm drains during the project's construction phase. As a result, the impacts will be less than significant.

C. *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? • Less than Significant Impact.*

The proposed project's construction will not result in soil erosion since the project's contractors must implement the construction BMPs identified in the mandatory SWPPP. The BMPs will minimize soil erosion and the discharge of sediment off-site. Additionally, the project site is not located within an area that could be subject to landslides or liquefaction.⁴⁷ The soils that underlie the project site possess a low potential for shrinking and swelling. Since the soils have a low shrink-swell potential, lateral spreading resulting from an influx of groundwater is slim. The likelihood of lateral spreading will be further reduced since the project's implementation will not require grading and excavation that would extend to depths required to encounter groundwater. Moreover, the project will not result in the direct extraction of groundwater. As a result, the potential impacts will be less than significant.

D. *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012), creating substantial direct or indirect risks to life or property? • Less than Significant Impact.*

The University of California, Davis SoilWeb database was consulted to determine the nature of the soils that underlie the project site. According to the University of California Davis SoilWeb database, the property is underlain by Bryman, Helendale, and Cajon soils associations.⁴⁸ According to the U.S. Department of Agriculture, these soils are acceptable for the development of smaller commercial buildings.⁴⁹ The applicant is required to adhere to all requirements detailed by the USDA, resulting in potential impacts which will be less than significant.

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

The proposed project will connect to sewer lines located in either Adelanto Road or Yucca Road.⁵⁰ As a result, no septic tank systems will be used for the proposed project.

⁴⁷ United States Department of Agriculture, Soil Conservation Service. *Soil Survey of Riverside California – Palm Spring Area*. Report dated 1978.

⁴⁸ UC Davis. *SoilWeb*. Website accessed September 1, 2021.

⁴⁹ United States Department of Agriculture. Natural Resources Conservation Service. Website accessed September 1, 2021.

⁵⁰ Ibid.

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

The proposed project site is located on a 1.7-acre parcel that has been disturbed. The surface deposits in the proposed project area are composed entirely of younger Quaternary Alluvium. This younger Quaternary Alluvium is unlikely to contain significant vertebrate fossils, at least in the uppermost layers. The closest fossil vertebrate locality is LACM 7786, between Adelanto and the former George Air Force Base. This locality produced a fossil specimen of meadow vole, *Microtus*. The next closest vertebrate fossil locality from these deposits is LACM 1224, west of Spring Valley Lake, which produced a specimen of fossil camel, *Camelops*. Additionally, on the western side of the Mojave River below the bluffs, an otherwise unrecorded specimen of mammoth was collected in 1961 from older Quaternary Alluvium deposits.⁵¹ The following mitigation measures, identified in Section 3.5B, will be required to address potential cultural resources impacts:

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

MITIGATION MEASURES

The analysis determined that the proposed project will not result in significant impacts related to geology and paleontological resources and no mitigation measures are required.

⁵¹ Natural History Museum. *Vertebrate Paleontology Collections*.

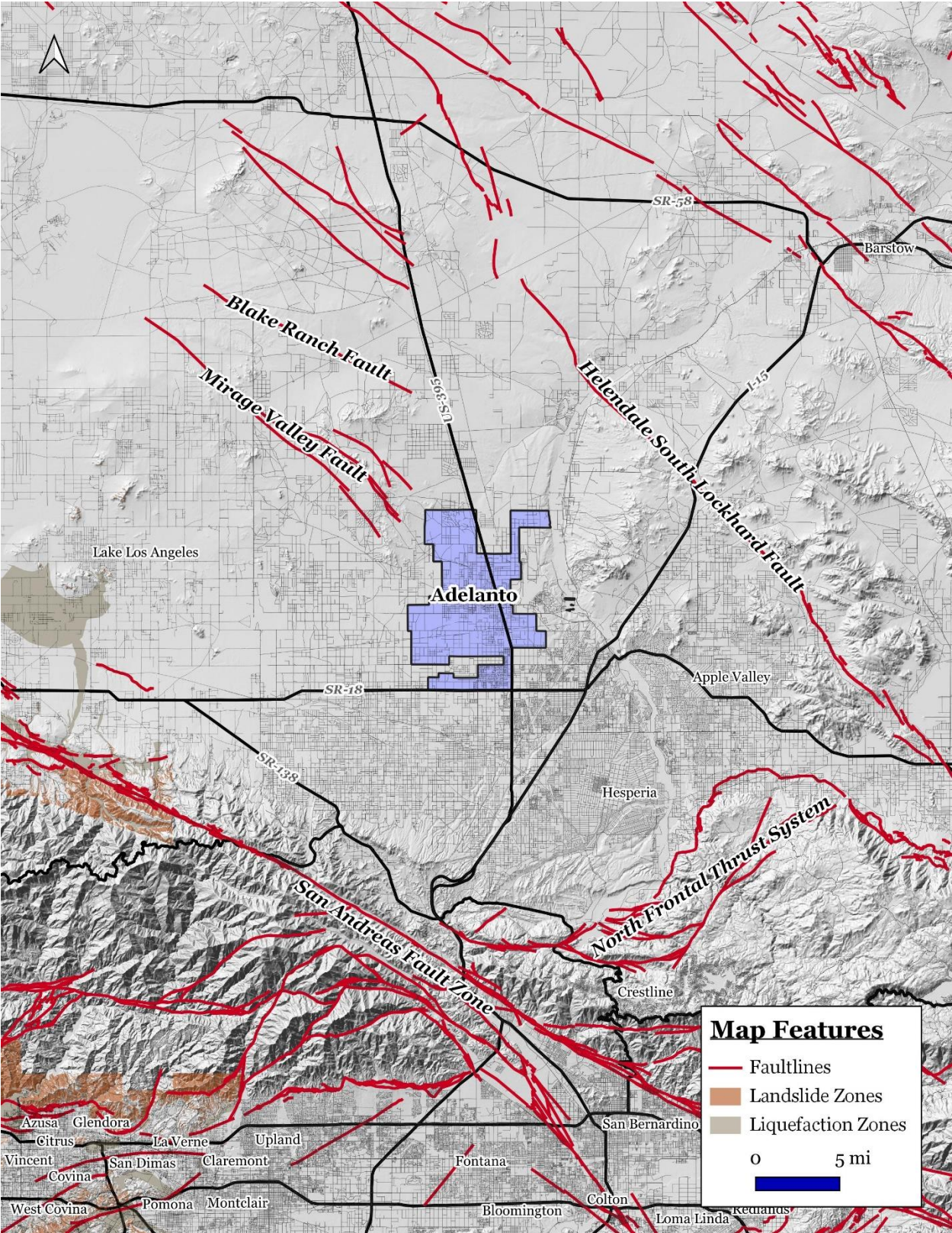


EXHIBIT 3-3 GEOLOGY MAP

SOURCE: CALIFORNIA DEPARTMENT OF CONSERVATION

3.8 GREENHOUSE GAS EMISSIONS

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

ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The proposed project would involve the development of a disturbed property that consists of 1.7-acres. The zoning designation applicable to the site is *Business Park (BP)*. The proposed project would involve the construction of a new, metal building consisting of approximately 7,800 square feet of floor area. The new building's dimensions would be 130 feet by 60-feet. The maximum height of the new building would be 30-feet. The site would be secured by a 6-foot-high chain-link fence. Three loading doors would be located on the west facing and east elevations, respectively. The parking lot would consist of both an asphalt paved portion and a pervious, gravel portion. A total of 22 parking spaces would be provided. Landscaping, consisting of drought-tolerant xeriscaping, would total approximately 22,952 square feet. Access to the site would be provided by a single, 50-foot-wide driveway connection with the west side of Adelanto Road.⁵² The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Carbon dioxide equivalent, or CO₂E, is a term that is used for describing different greenhouses gases in a common and collective unit. The MDAQMD established the 10,000 MTCO₂ threshold for industrial land uses. As indicated in Table 3-3, the operational CO₂E is 92.79 metric tons per year which is well below the threshold.

**Table 3-3
Greenhouse Gas Emissions Inventory**

Source	GHG Emissions (metric tons/year)			
	CO ₂	CH ₄	N ₂ O	CO ₂ E
Long-Term – Area Emissions	--	0.00	0.00	--
Long-Term - Energy Emissions	2.16	--	--	2.17
Long-Term - Mobile Emissions	89.19	--	--	90.61
Long-Term - Total Emissions	91.35	--	--	92.79
Total Construction Emissions	5,845.41	1.53	--	5,885.75
Significance Threshold				100,000 MTCO₂E

⁵² Lobana Engineering, Inc. *Warehouse with Parking Lot Lobana @ 17450 Adelanto Road, Adelanto, CA. Sheet S-1.* Dated January 12, 2022.

Furthermore, as mentioned in Section 3.17 Transportation, the projected vehicle trips to and from the site will not be significant given the proposed use. As indicated in Table 3-4, the majority of the GHG emissions (1,099 MTCO₂E) will originate from mobile sources though the emissions will be below thresholds. As a result, the potential impacts are considered to be less than significant.

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

The San Bernardino County Transit Authority (SBCTA) authorized the preparation of a county-wide Regional Greenhouse Gas Reduction Plan. This plan was completed and finalized in March of 2014. The plan contains multiple reduction measures that would be effective in reducing GHG emissions throughout the SBCTA region. The lack of development in the immediate area may preclude residents from obtaining employment or commercial services within City boundaries, thus compelling residents to travel outside of City boundaries for employment and commercial services. It is important to note that the California Department of Transportation as well as the Counties of Los Angeles and San Bernardino are engaged in an effort to construct a multi-modal transportation corridor consisting of public transit, a new freeway, and bicycle lanes known as the High Desert Corridor (HDC). The aforementioned regional program will reduce potential GHG emissions related to excessive VMTs to levels that are less than significant.

AB-32 requires the reduction of GHG emissions to 1990 levels, which would require a minimum 28% in "business as usual" GHG emissions for the entire State. Additionally, Governor Edmund G. Brown signed into law Executive Order (E.O.) B-30-15 on April 29, 2015, the Country's most ambitious policy for reducing Greenhouse Gas Emissions. Executive Order B-30-15 calls for a 40% reduction in greenhouse gas emissions below 1990 levels by 2030.⁵³

A number of San Bernardino County cities, including Adelanto, chose to complete and adopt local Climate Action Plans (CAPs) that are consistent with the County's GHG Reduction Plan and with the prior Regional Plan Program EIR and the addendum or supplemental CEQA document prepared by SBCOG will be able to tier their future project-level CEQA analyses of GHG emissions from their CAP. This can help to streamline project-level CEQA review. The City of Adelanto selected a goal to reduce its community GHG emissions to a level that is 40% below its 2020 GHG emissions level by 2030. The City will meet and exceed this goal subject to reduction measures that are technologically feasible and cost effective through a combination of state (~60%) and local (~40%) efforts. The Pavley vehicle standards, the state's LCFS, the RPS, and other state measures will reduce GHG emissions in Adelanto's on-road, off-road, and building energy sectors in 2030. An additional reduction of 59,812 MTCO₂e will be achieved primarily through the following local measures, in order of reductions achieved: GHG Performance Standard for New Development (PS-1); solar installation for existing commercial/industrial facilities (Energy-8); and waste diversion and reduction (Waste-2).⁵⁴

Adelanto's reduction plan has the greatest effect on GHG emissions in the building energy, waste, and on-road transportation. The City of Adelanto adopted the North Adelanto Sustainable Community Plan which is a City planning framework that contains many transportation and land use-related actions to reduce vehicle-related GHG emissions throughout the region. This community plan supports the goals of SB 375

⁵³ Office of Governor Edmund G. Brown Jr. *New California Goal Aims to Reduce Emissions 40 Percent Below 1990 Levels by 2030*. September 8, 2021.

⁵⁴ San Bernardino County. *San Bernardino County Regional Greenhouse Gas Reduction Plan (SBCRGGRP)*. March, 2021.

and the Sustainable Communities Strategy (OnRoad-STATE-SCS) through a wide range of actions which include the following.

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

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

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

- *Policy WQ 1.1:* The City will require that development be designed and constructed to conserve water utilizing low flow irrigation and plumbing fixtures and facilities.
- *Policy WQ 1.5:* The City will require that all new development utilize water conservation techniques to conserve water resources, such as the use of low-flow irrigation and plumbing systems in new and existing development.

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

MITIGATION MEASURES

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

3.9 HAZARDS & HAZARDOUS MATERIALS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✗	
B. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✗	
C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✗
D. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✗
E. Would the project for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				✗
F. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✗
G. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?				✗

ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The proposed project would involve the development of a disturbed property that consists of 1.7-acres. The zoning designation applicable to the site is *Business Park (BP)*. The proposed project would involve the construction of a new, metal building consisting of approximately 7,800 square feet of floor area. The new building's dimensions would be 130 feet by 60-feet. The maximum height of the new building would be 30-feet. The site would be secured by a 6-foot-high chain-link fence. Three loading doors would be located on the west facing and east elevations, respectively. The parking lot would consist of both an asphalt paved portion and a pervious, gravel portion. A total of 22 parking spaces would be provided. Landscaping, consisting of drought-tolerant xeriscaping, would total approximately 22,952 square feet. Access to the site would be provided by a single, 50-foot-wide driveway connection with the west side of Adelanto Road.⁵⁵

⁵⁵ Lobana Engineering, Inc. *Warehouse with Parking Lot Lobana @ 17450 Adelanto Road, Adelanto, CA. Sheet S-1*. Dated January 12, 2022.

The project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. These products are strictly controlled and regulated and in the event of any spill, cleanup activities would be required to adhere to all pertinent protocols. As a result, the impacts will be less than significant.

B. *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? • Less than Significant Impact.*

As indicated previously, the project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. These products are strictly controlled and regulated and in the event of any spill, cleanup activities would be required to adhere to all pertinent protocols. The Applicant will be required to prepare a safety and hazard mitigation plan that indicates those protocols that must be adhered to in the event of an accident. This plan will be reviewed and approved by the County of San Bernardino Fire Department prior to the issuance of the Occupancy Permit. As indicated in Subsection D, the project site is not listed in either the CalEPA's Cortese List or the Envirostor database. As a result, the likelihood of encountering contamination or other environmental concerns during the project's construction phase is remote and the impacts will be less than significant.

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

There are no schools located within one-quarter of a mile from the project site. The nearest school is Adelanto Elementary School, located approximately 1.4 miles northwest of the project site. As a result, the proposed project will not create a hazard to any local school and no impacts are anticipated.

D. *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? • No Impact.*

Government Code Section 65962.5 refers to the Hazardous Waste and Substances Site List, commonly known as the Cortese List. The Cortese List is a planning document used by the State and other local agencies to comply with CEQA requirements that require the provision of information regarding the location of hazardous materials release sites. A search was conducted through the California Department of Toxic Substances Control Envirostor website to identify whether the project site is listed in the database as a Cortese site. The project site is not identified as a Cortese site.⁵⁶ Therefore, no impacts will occur.

⁵⁶ CalEPA. *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*.

E. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? • No Impact.*

The project site is not located within an airport land use plan and is located within two miles of a public airport or public use airport.⁵⁷ The nearest airport to the city is the Southern California Logistics Airport is located approximately 1.28 miles northeast of the project site.⁵⁸ The project will not introduce a structure that will interfere with the approach and take off airplanes utilizing any regional airports. As a result, no impacts related to this issue will occur.

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

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

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

The project site is not located within a "moderate fire hazard severity zone."⁵⁹ As a result, no impacts will result.

MITIGATION MEASURES

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

⁵⁷ Toll-Free Airline. [San Bernardino County Public and Private Airports, California.](#)

⁵⁸ Google Earth. Website accessed September 1, 2021.

⁵⁹ CalFire. [Very High Fire Hazard Severity Zone Map.](#)

3.10 HYDROLOGY & WATER QUALITY

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

ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The proposed project would involve the development of a disturbed property that consists of 1.7-acres. The zoning designation applicable to the site is *Business Park (BP)*. The proposed project would involve the construction of a new, metal building consisting of approximately 7,800 square feet of floor area. The new building's dimensions would be 130 feet by 60-feet. The maximum height of the new building would be 30-feet. The site would be secured by a 6-foot-high chain-link fence. Three loading doors would be located on the west facing and east elevations, respectively. The parking lot would consist of both an asphalt paved portion and a pervious, gravel portion. A total of 22 parking spaces would be provided. Landscaping, consisting of drought-tolerant xeriscaping, would total approximately 22,952 square feet. Access to the site would be provided by a single, 50-foot-wide driveway connection with the west side of Adelanto Road.⁶⁰

Onsite runoff flows will be conveyed through proposed landscape areas within the project site. The project Applicant will be required to adhere to Chapter 17.93 - Erosion and Sediment Control, of the municipal code regulates erosion and sediment control. These regulations outlined in Section 17.93.050 – Soil Erosion and Sediment Control Plan. The project Applicant will also be required to conform to Section 17.93.060 –

⁶⁰ Lobana Engineering, Inc. *Warehouse with Parking Lot Lobana @ 17450 Adelanto Road, Adelanto, CA. Sheet S-1*. Dated January 12, 2022.

Runoff Control of the City's Municipal Code. In addition, stormwater discharges from construction activities that disturb one or more acres, or smaller sites disturbing less than one acre that are part of a common plan of development or sale, are regulated under the National Pollutant Discharge Elimination System (NPDES) stormwater permitting program. As a result, the construction impacts will be less than significant.

B. *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? • Less than Significant Impact.*

No new direct construction related impacts to groundwater supplies, or groundwater recharge activities would occur as part of the proposed project's implementation. Water used to control fugitive dust will be transported to the site via truck. No direct ground water extraction will occur. Furthermore, the construction and post-construction BMPs will address contaminants of concern from excess runoff, thereby preventing the contamination of local groundwater. These BMP controls may include, but not be limited to, the following:

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

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

C. *Would the project substantially alter the existing drainage pattern of the site or area including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows? • Less than Significant Impact.*

The proposed project's location will be restricted to the proposed project site and will not alter the course of any stream or river that would lead to on- or off-site siltation or erosion. The site is presently disturbed and there are no stream channels or natural drainages that occupy the property. The site would be designed so the proposed hardscape surfaces (the building and paved areas) will percolate into the landscape parkway areas. As a result, the potential impacts will be less than significant.

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

According to the Federal Emergency Management Agency (FEMA) flood insurance maps obtained for the City of Adelanto, the proposed project site is located within a Special Flood Hazard area (SFHA) labeled as “Zone AE” with the site’s northeastern portion being within a minimal flood hazard zone, labeled as “Zone X”.⁶¹ Properties located in “Zone X” are areas of minimal flood hazard and are outside the Special Flood Hazard Area (SFHA) and is higher than the elevation of the 0.2-percent-annual-chance-flood but properties within “Zone AE” are defined as the area that will be inundated by a flood event having a 1 percent annual chance of being equaled or exceeded in any given year.⁶² The proposed project site is not located in an area that is subject to inundation by seiche or tsunami. In addition, the project site is located inland approximately 65 miles from the Pacific Ocean and the project site would not be exposed to the effects of a tsunami.⁶³ As a result, the potential impacts will be less than significant with mitigation.

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

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

MITIGATION MEASURES

As indicated previously, hydrological characteristics will not substantially change as a result of the proposed project. In addition, the proposed project’s Stormwater management controls, including measures used to control pollutants occurring in stormwater discharges after construction activities are complete, will further reduce the potential impacts to levels that are less than significant.

⁶¹ FEMA’s National Flood Hazard Layer. Website accessed September 1, 2021

⁶² FEMA. Glossary. Flood Zones. Website accessed September 1, 2021.

⁶³ Google Earth. Website accessed September 1, 2021.

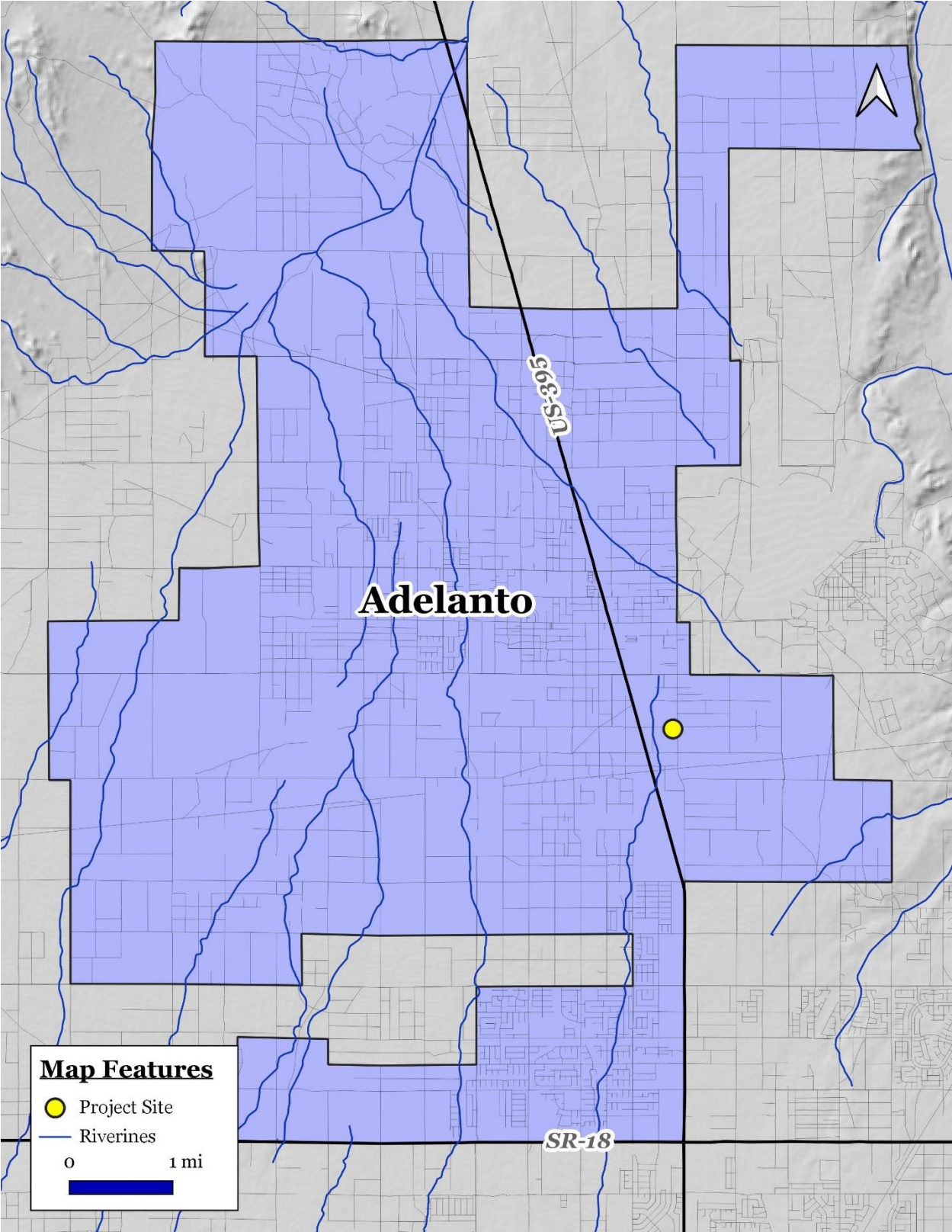


EXHIBIT 3-4
WATER RESOURCES MAP
SOURCE: CALIFORNIA DEPARTMENT OF WATER RESOURCES

3.11 LAND USE & PLANNING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project physically divide an established community?				✗
B. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				✗

ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The proposed project would involve the development of a disturbed property that consists of 1.7-acres. The zoning designation applicable to the site is *Business Park (BP)*. The proposed project would involve the construction of a new, metal building consisting of approximately 7,800 square feet of floor area. The new building's dimensions would be 130 feet by 60-feet. The maximum height of the new building would be 30-feet. The site would be secured by a 6-foot-high chain-link fence. Three loading doors would be located on the west facing and east elevations, respectively. The parking lot would consist of both an asphalt paved portion and a pervious, gravel portion. A total of 22 parking spaces would be provided. Landscaping, consisting of drought-tolerant xeriscaping, would total approximately 22,952 square feet. Access to the site would be provided by a single, 50-foot-wide driveway connection with the west side of Adelanto Road.⁶⁴

The proposed project site is a disturbed desert scrub community showing signs of past human disturbances. The site consists of a desert scrub community typical of the area with creosote bush (*Larrea tridentata*), rubber rabbitbrush (*Ericameria nauseosa*), white-bursage (*Ambrosia dumosa*), flatspine bur ragweed (*Ambrosia acanthicarpa*), Joshua tree (*Yucca brevifolia*), California juniper (*Juniperus californica*), kelch grass (*Schismus barbatus*), and cheatgrass (*Bromus tectorum*) observed on the site. The project site is surrounded by commercial properties which include Gypsum Resource Materials. Land uses and development in the vicinity are outlined below:

- *North of the project site.* Yucca Road extends along the project site's north side. The project site is located to the north of the existing rock crushing plant operated by Gypsum Resources Materials also located at 17450 Adelanto Road. This area is zoned as Business Park (BP).⁶⁵

⁶⁴ Lobana Engineering, Inc. *Warehouse with Parking Lot Lobana @ 17450 Adelanto Road, Adelanto, CA. Sheet S-1*. Dated January 12, 2022.

⁶⁵ Google Maps (Website accessed on May 26, 2022) and Adelanto Zoning Map <https://www.ci.adelanto.ca.us/DocumentCenter/View/718/ZONING-MAP>

- *East of the project site:* Adelanto Road extends along the project site's east side. Further east is a large truck yard operated by YRC Freight (17401 Adelanto Road). This area is zoned as Business Park (BP).⁶⁶
- *South of the project site:* The area located to the south of the project site is occupied by an existing rock crushing plant operated by Gypsum Resources Materials, also located at 17450 Adelanto Road. This area is zoned as Business Park (BP).⁶⁷
- *West of the project site:* The project site is located to the east of the existing rock crushing plant operated by Gypsum Resources Materials (also located at 17450 Adelanto Road). This site is zoned as Business Park (BP).⁶⁸

The granting of the requested entitlements and subsequent construction of the proposed project will not result in any expansion of the use beyond the current boundaries. As a result, the project will not lead to any division of an existing established neighborhood and no impacts will occur.

B. *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?* • No Impact.

The proposed use is conditionally permitted within the Business Park (BP) zone. In addition, the project site is not located within the designated land use compatibility zone of the SCLA.⁶⁹ As a result, the proposed project will not present a safety or noise hazard related to aircraft or airport operations at a public use airport to people residing or working in the project area and no impacts will occur.

MITIGATION MEASURES

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

⁶⁶ Google Maps (Website accessed on May 26, 2022) and Adelanto Zoning Map <https://www.ci.adelanto.ca.us/DocumentCenter/View/718/ZONING-MAP>

⁶⁷ Ibid.

⁶⁸ Ibid.

⁶⁹ Coffman Associates, Inc. *Comprehensive Land Use Plan – Southern California Logistics Airport – Exhibit 2H*. Report prepared September 2008.

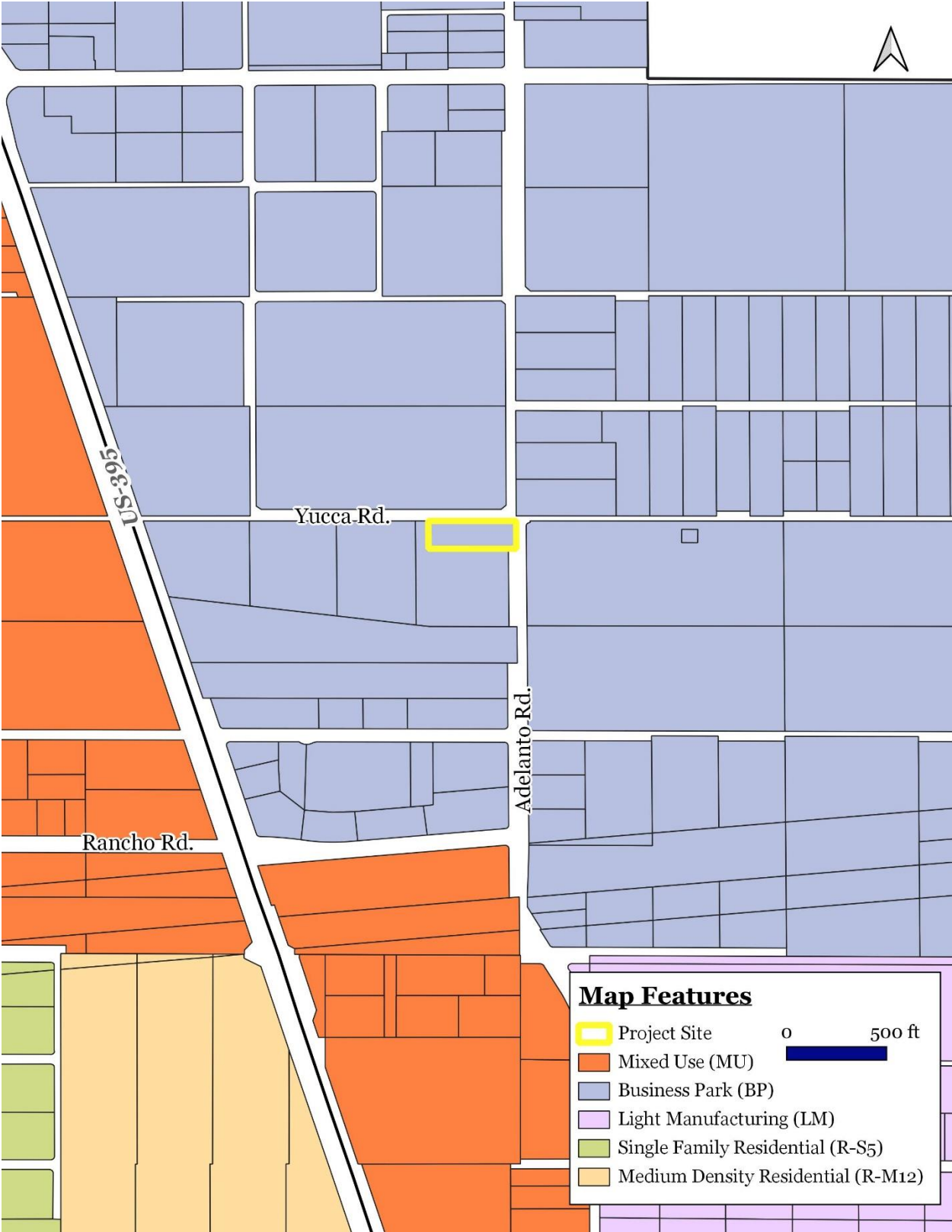


EXHIBIT 3-5
LAND USE MAP
 SOURCE: CITY OF ADELANTO

3.12 MINERAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				✗
B. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✗

ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The proposed project would involve the development of a disturbed property that consists of 1.7-acres. The zoning designation applicable to the site is *Business Park (BP)*. The proposed project would involve the construction of a new, metal building consisting of approximately 7,800 square feet of floor area. The new building's dimensions would be 130 feet by 60-feet. The maximum height of the new building would be 30-feet. The site would be secured by a 6-foot-high chain-link fence. Three loading doors would be located on the west facing and east elevations, respectively. The parking lot would consist of both an asphalt paved portion and a pervious, gravel portion. A total of 22 parking spaces would be provided. Landscaping, consisting of drought-tolerant xeriscaping, would total approximately 22,952 square feet. Access to the site would be provided by a single, 50-foot-wide driveway connection with the west side of Adelanto Road.⁷⁰

A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located in the vicinity of the project site.⁷¹ The Surface Mining and Reclamation Act of 1975 (SMARA) has developed mineral land classification maps and reports to assist in the protection and development of mineral resources. According to the SMARA, the following four mineral land use classifications are identified:

- *Mineral Resource Zone 1 (MRZ-1)*: This land use classification refers to areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- *Mineral Resource Zone 2 (MRZ-2)*: This land use classification refers to areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists.
- *Mineral Resource Zone 3 (MRZ-3)*: This land use classification refers to areas where the significance of mineral deposits cannot be evaluated from the available data. Hilly or mountainous

⁷⁰ Lobana Engineering, Inc. *Warehouse with Parking Lot Lobana @ 17450 Adelanto Road, Adelanto, CA. Sheet S-1*. Dated January 12, 2022.

⁷¹ California State of. Department of Conservation. *California Oil, Gas, and Geothermal Resources Well Finder*.

areas underlain by sedimentary, metamorphic, or igneous rock types and lowland areas underlain by alluvial wash or fan material are often included in this category. Additional information about the quality of material in these areas could either upgrade the classification to MRZ-2 or downgraded it to MRZ-1.

- *Mineral Resource Zone 4 (MRZ-4)*: This land use classification refers to areas where available information is inadequate for assignment to any other mineral resource zone.

The project site is not located in a Significant Mineral Aggregate Resource Area (SMARA), nor is it located in an area with active mineral extraction activities. A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located in the vicinity of the project site.⁷² The project site is located within Mineral Resource Zone (MRZ-3A), which means there may be significant mineral resources present.⁷³ As indicated previously, the site develop and there are no active mineral extraction activities occurring on-site or in the adjacent properties. As a result, no impacts to mineral resources will occur.

B. *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?* • No Impact.

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

MITIGATION MEASURES

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

⁷² California State of. Department of Conservation. *California Oil, Gas, and Geothermal Resources Well Finder*.

⁷³ California Department of Conservation. *Mineral Land Classification Map for the Adelanto Quadrangle*. Map accessed September 7, 2021.

3.13 NOISE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			×	
B. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?			×	
C. For a project located within the vicinity of a private airstrip or- an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				×

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? • Less than Significant Impact.

The proposed project would involve the development of a disturbed property that consists of 1.7-acres. The zoning designation applicable to the site is *Business Park (BP)*. The proposed project would involve the construction of a new, metal building consisting of approximately 7,800 square feet of floor area. The new building's dimensions would be 130 feet by 60-feet. The maximum height of the new building would be 30-feet. The site would be secured by a 6-foot-high chain-link fence. Three loading doors would be located on the west facing and east elevations, respectively. The parking lot would consist of both an asphalt paved portion and a pervious, gravel portion. A total of 22 parking spaces would be provided. Landscaping, consisting of drought-tolerant xeriscaping, would total approximately 22,952 square feet. Access to the site would be provided by a single, 50-foot-wide driveway connection with the west side of Adelanto Road.⁷⁴

The most used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. In other words, increases in ambient noise levels of 3.0 dB or less are not generally perceptible to persons with average hearing abilities.⁷⁵

Future sources of noise generated on-site will include noise from vehicles traveling to and from the project and noise emanating from back-up alarms, air conditioning units, and other equipment. All of the

⁷⁴ Lobana Engineering, Inc. *Warehouse with Parking Lot Lobana @ 17450 Adelanto Road, Adelanto, CA. Sheet S-1*. Dated January 12, 2022.

⁷⁵ Bugliarello, et. al. *The Impact of Noise Pollution*, Chapter 127, 1975.

manufacturing activities will occur indoors. In addition, the operation of the facility will not expose surrounding uses to excessive noise since interior noise will be further attenuated by the building's exterior shell. Finally, there are no noise sensitive land uses located in the vicinity of the site. As a result, the proposed project will not expose sensitive receptors to excessive noise levels and the potential impacts are considered to be less than significant. As a result, the impacts will be less than significant.

B. *Would the project result in generation of excessive groundborne vibration or groundborne noise levels? • Less than Significant Impact.*

Once in operation, the proposed project will not significantly raise ground-borne noise levels. Slight increases in groundborne noise levels could occur during the construction phase. The limited duration of construction activities and the City's construction-related noise control requirements will reduce the potential impacts to levels that are less than significant. The nearest sensitive receptors are residential uses located more than 1.3 miles to the southwest. As a result, the impacts will be less than significant.

C. *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? • No Impact.*

The project site is not located within an airport land use plan though the site is located within two miles of a public airport or public use airport.⁷⁶ The nearest airport to the site is the Southern California Logistics Airport is located approximately 1.4 miles northeast of the project site.⁷⁷ The proposed use is not considered to be a sensitive receptor and no sensitive receptors are located adjacent to the project site. As a result, the proposed project will not expose people residing or working in the project area to excessive noise levels related to airport uses. As a result, no impacts will occur.

MITIGATION MEASURES

The analysis of potential noise impacts indicated that no significant adverse impacts would result from the proposed project's construction and operation. As a result, no mitigation measures are required.

⁷⁶ Toll-Free Airline. *San Bernardino County Public and Private Airports, California*

⁷⁷ Google Earth. Website accessed September 1, 2021.

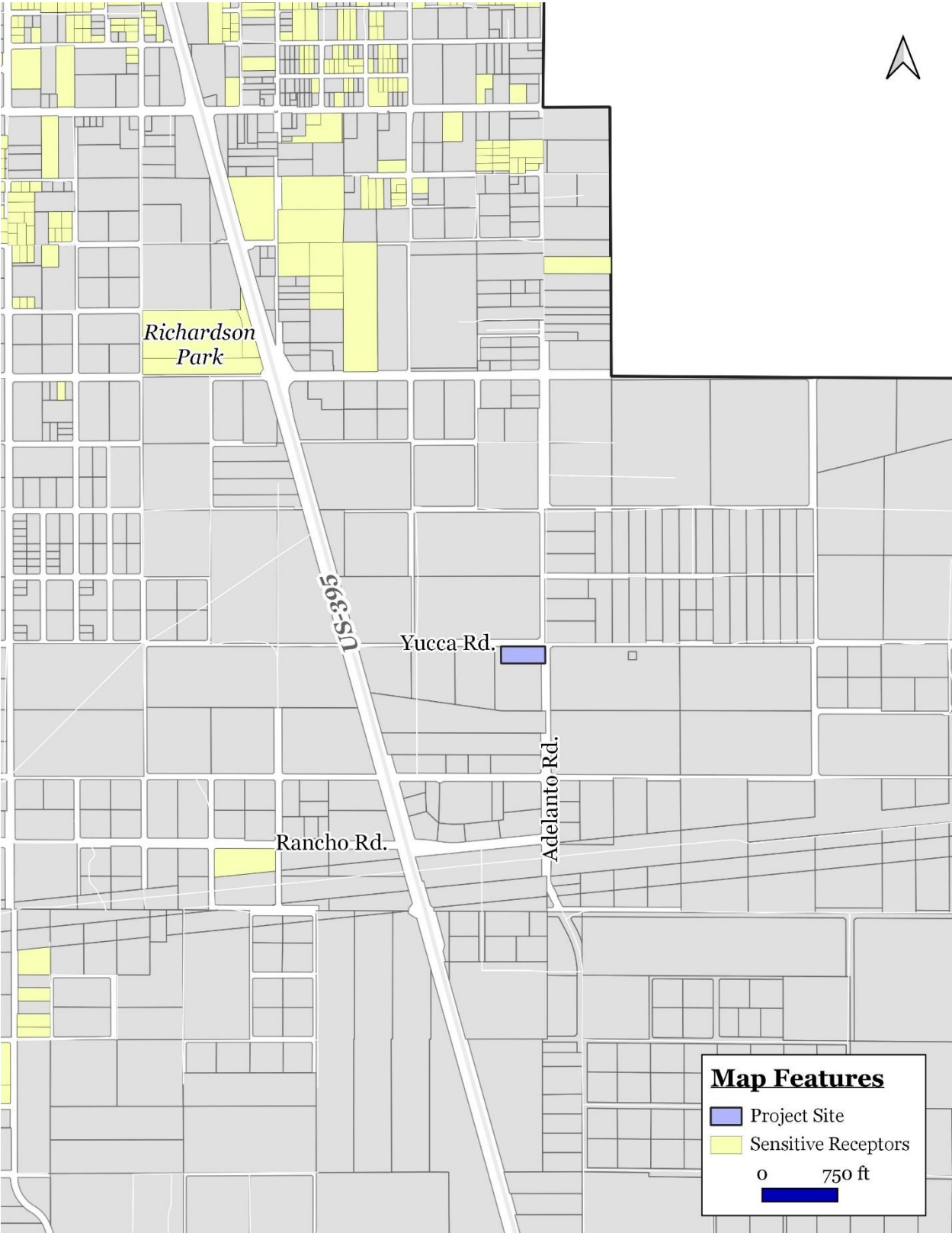


EXHIBIT 3-6
SENSITIVE RECEPTORS MAP
SOURCE: CITY OF ADELANTO






dB Level		
 Serious Injury	165	
	160	
	155	
	150	
 Pain	145	
	140	<i>sonic boom</i>
	135	
	130	
	125	<i>jet take off at 200 feet</i>
	120	
 Discomfort	115	<i>music in night club interior</i>
	110	<i>motorcycle at 20 feet</i>
	105	<i>power mower</i>
	100	
	95	<i>freight train at 50 feet</i>
	90	<i>food blender</i>
 Range of Typical Noise Levels	85	<i>typical construction noise/electric mixer</i>
	80	
	75	
	70	<i>portable fan/roadway traffic at 50 feet</i>
	65	
	60	<i>dishwasher/air conditioner</i>
	55	
	50	<i>normal conversation</i>
	45	<i>refrigerator/light traffic at 100 feet</i>
	40	
	35	<i>library interior (quiet study area)</i>
	30	
 Threshold of Hearing	25	
	20	
	15	
	10	<i>rustling leaves</i>
	5	
	0	

EXHIBIT 3-3 TYPICAL NOISE SOURCES AND LOUDNESS SCALE

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

3.14 POPULATION & HOUSING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project induce substantial unplanned population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✗
B. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✗

ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project induce substantial unplanned population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?* • *No Impact.*

The proposed project would involve the development of a disturbed property that consists of 1.7-acres. The zoning designation applicable to the site is *Business Park (BP)*. The proposed project would involve the construction of a new, metal building consisting of approximately 7,800 square feet of floor area. The new building's dimensions would be 130 feet by 60-feet. The maximum height of the new building would be 30-feet. The site would be secured by a 6-foot-high chain-link fence. Three loading doors would be located on the west facing and east elevations, respectively. The parking lot would consist of both an asphalt paved portion and a pervious, gravel portion. A total of 22 parking spaces would be provided. Landscaping, consisting of drought-tolerant xeriscaping, would total approximately 22,952 square feet. Access to the site would be provided by a single, 50-foot-wide driveway connection with the west side of Adelanto Road.⁷⁸

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

- *New development in an area presently undeveloped and economic factors which may influence development.* The site is currently undeveloped and undisturbed. All land use surrounding the property has been previously designated as Business Park (BP).
- *Extension of roadways and other transportation facilities.* Future roadway and infrastructure connections will serve the proposed project site only.
- *Extension of infrastructure and other improvements.* The installation of any new utility lines will not lead to subsequent offsite development since these utility connections will serve the site only. The project's potential utility impacts are analyzed in Section 3.19.
- *Major off-site public projects (treatment plants, etc.).* The project's increase in demand for utility services can be accommodated without the construction or expansion of landfills, water treatment

⁷⁸ Lobana Engineering, Inc. *Warehouse with Parking Lot Lobana @ 17450 Adelanto Road, Adelanto, CA. Sheet S-1.* Dated January 12, 2022.

plants, or wastewater treatment plants,

- *The removal of housing requiring replacement housing elsewhere.* The site does not contain any housing units. As a result, no replacement housing will be required.
- *Additional population growth leading to increased demand for goods and services.* The project will result in a limited increase in employment which can be accommodated by the local labor market. The facility is projected to employ 7 and 10 persons per shift based 7 to 10 persons per shift based on the building's proposed occupancy.
- *Short-term growth-inducing impacts related to the project's construction.* The project will result in temporary employment during the construction phase.

The proposed project will utilize existing roadways and infrastructure. The proposed project will not result in any unplanned growth. Therefore, no impacts will result.

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

The project site is vacant though it has been disturbed. This property and surrounding areas have a General Plan and zoning designations of Business Park (BP). No housing units will be permitted, and none will be displaced as a result of the proposed project's implementation. Therefore, no impacts will result.

MITIGATION MEASURES

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

3.15 PUBLIC SERVICES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for: fire protection; police protection; schools; parks; or other public facilities?			✗	

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in fire protection; police protection; schools; parks; or other public facilities? • Less than Significant Impact.*

The proposed project would involve the development of a disturbed property that consists of 1.7-acres. The zoning designation applicable to the site is *Business Park (BP)*. The proposed project would involve the construction of a new, metal building consisting of approximately 7,800 square feet of floor area. The new building's dimensions would be 130 feet by 60-feet. The maximum height of the new building would be 30-feet. The site would be secured by a 6-foot-high chain-link fence. Three loading doors would be located on the west facing and east elevations, respectively. The parking lot would consist of both an asphalt paved portion and a pervious, gravel portion. A total of 22 parking spaces would be provided. Landscaping, consisting of drought-tolerant xeriscaping, would total approximately 22,952 square feet. Access to the site would be provided by a single, 50-foot-wide driveway connection with the west side of Adelanto Road.⁷⁹

Fire Department

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

⁷⁹ Lobana Engineering, Inc. *Warehouse with Parking Lot Lobana @ 17450 Adelanto Road, Adelanto, CA. Sheet S-1*. Dated January 12, 2022.

protection services will be less than significant.

Law Enforcement

Law enforcement services within the City are provided by the San Bernardino County Sheriff's Department which serves the community from one police station. The proposed facility will be required to comply with the County and City security requirements. As a result, the potential impacts to law enforcement services will be less than significant.

Schools

Due to the nature of the proposed project, no direct enrollment impacts regarding school services will occur. The proposed project will be required to pay development fees to the school district. As a result, the impacts on school-related services will be less than significant.

Recreational Services

The proposed project would not result in any local increase in residential development (directly or indirectly) which could potentially impact the local recreational facilities. As a result, less than significant impacts on parks will result from the proposed project's implementation.

Governmental Services

The proposed project will not create direct local population growth which could potentially create demand for other governmental service. As a result, less than significant impacts will result from the proposed project's implementation.

MITIGATION MEASURES

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

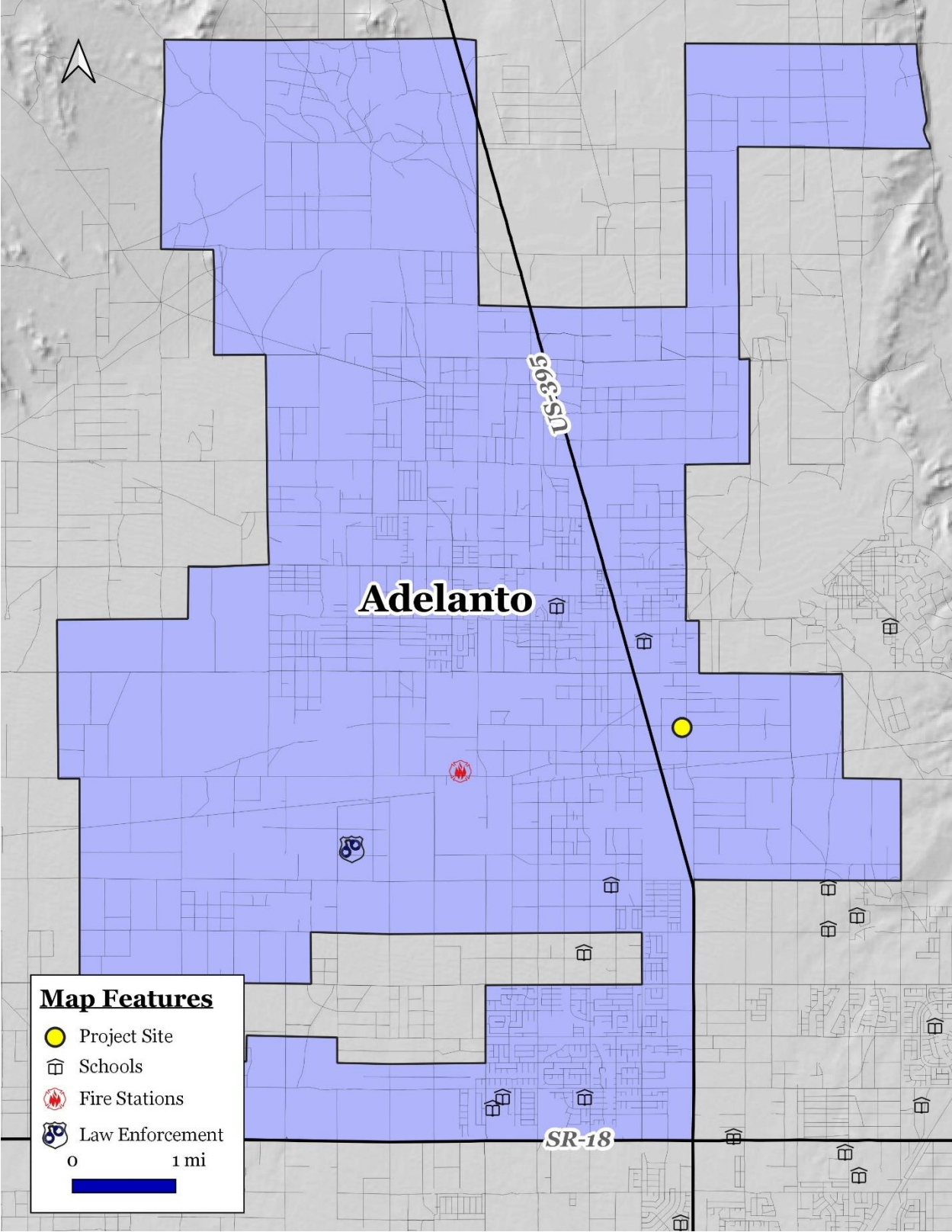


EXHIBIT 3-7
PUBLIC SERVICES MAP
SOURCE: CITY OF ADELANTO

3.16 RECREATION

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✕
B. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✕

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? • No Impact.

The proposed project would involve the development of a disturbed property that consists of 1.7-acres. The zoning designation applicable to the site is *Business Park (BP)*. The proposed project would involve the construction of a new, metal building consisting of approximately 7,800 square feet of floor area. The new building's dimensions would be 130 feet by 60-feet. The maximum height of the new building would be 30-feet. The site would be secured by a 6-foot-high chain-link fence. Three loading doors would be located on the west facing and east elevations, respectively. The parking lot would consist of both an asphalt paved portion and a pervious, gravel portion. A total of 22 parking spaces would be provided. Landscaping, consisting of drought-tolerant xeriscaping, would total approximately 22,952 square feet. Access to the site would be provided by a single, 50-foot-wide driveway connection with the west side of Adelanto Road.⁸⁰

Due to the industrial nature of the proposed project, no significant increase in the use of City parks and recreational facilities is anticipated to occur. No parks are located adjacent to the site. The nearest public park, Richardson Park is located approximately 4,200 feet northwest of the project site. The proposed project would not result in any improvements that would potentially significantly physically alter any public park facilities and services. As a result, no impacts are anticipated.

B. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? • No Impact.

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

⁸⁰ Lobana Engineering, Inc. *Warehouse with Parking Lot Lobana @ 17450 Adelanto Road, Adelanto, CA. Sheet S-1.* Dated January 12, 2022.

MITIGATION MEASURES

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

3.17 TRANSPORTATION

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with a plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			✗	
B. Conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)?				✗
C. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✗	
D. Would the project result in inadequate emergency access?				✗

ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The proposed project would involve the development of a disturbed property that consists of 1.7-acres. The zoning designation applicable to the site is *Business Park (BP)*. The proposed project would involve the construction of a new, metal building consisting of approximately 7,800 square feet of floor area. The new building's dimensions would be 130 feet by 60-feet. The maximum height of the new building would be 30-feet. The site would be secured by a 6-foot-high chain-link fence. Three loading doors would be located on the west facing and east elevations, respectively. The parking lot would consist of both an asphalt paved portion and a pervious, gravel portion. A total of 22 parking spaces would be provided. Landscaping, consisting of drought-tolerant xeriscaping, would total approximately 22,952 square feet. Access to the site would be provided by a single, 50-foot-wide driveway connection with the west side of Adelanto Road.⁸¹

For purposes of this trip generation analysis, the floor area figure (7,800 square feet) for the new building is the independent variable used to calculate the trip generation for the proposed project. In order to accurately assess future traffic conditions, trip generation estimates were developed for the project. Trip generation rates are based on the nationally recognized recommendations contained in "Trip Generation" manual, 10th edition, published by the Institute of Transportation Engineers (ITE). For this study, the analysis assumed the trip generation for warehouse land uses (ITE Land Use Code 150) was used. According to the ITE, manufacturing and warehouses (Land Use Code 150) would generate 1.74 trips per day for every 1,000 square feet of floor area (1.74 trips/day/1,000 sq. ft.).

⁸¹ Lobana Engineering, Inc. *Warehouse with Parking Lot Lobana @ 17450 Adelanto Road, Adelanto, CA. Sheet S-1*. Dated January 12, 2022.

Table 3-4 shows a summary of the trip generation estimates for the proposed project. It is estimated that the proposed project would generate 14 daily trips. Of this total, 2 trips would occur during the morning (AM) peak hour and 3 trips would occur during the evening (PM) peak hour. Assuming that 66% of these daily trips would be from automobiles, daily trips from automobiles would total 9 trips. Assuming 34% of the daily trips associated with the proposed project would be from multi-axle trucks, trucks would account for 5 trips per day.

Table 3-4
Trip Generation for the Proposed Project

ITE Land Use	ITE Code	Unit	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Warehousing Trip Rates	150	KSF	1.74	77%	23%	0.17	27%	73%	0.19
Category	Size		Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
No. of Trips – New Bldg. (ITE Code 150)	7,800	Sq. ft.	14			2	--	3	3
Car (66% of trips)			9	--	--	--	--	2	2
Multi Axle Trucks (34% of trips)			5			--			1

Source: Institute of Transportation Engineers, 10th Edition

This increase in trips would not result in a significant impact on a local intersection. As a result, the impacts would be less than significant.

B. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)? • No Impact.

CEQA Guidelines Section 15064.3 subdivision (b)(2) focuses on impacts that result from certain transportation projects. The proposed project is not a transportation project. As a result, no impacts on this issue will result. CEQA Guidelines Section 15064.3 subdivision (b)(3) and (b)(4) focuses on the evaluation of a project's VMT. This section of CEQA describes specific considerations for evaluating a project's transportation impacts. Generally, vehicle miles traveled (VMT) is the most appropriate measure of transportation impacts. For the purposes of this section, "vehicle miles traveled" refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Except as provided in subdivision (b)(2) below (regarding roadway capacity), a project's effect on automobile delay shall not constitute a significant environmental impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should also be presumed to have a less than significant transportation impact. The project site is located within 1,500 feet of Highway 395.

The City of Adelanto has also adopted the following VMT thresholds utilizing the San Bernardino County Travel Demand Model (SBTAM) as its preferred methodology to measure average trip lengths and the California Emission Estimator Model (CalEEMod) as its preferred method to calculate greenhouse gas emissions so as to establish the 3,000 MTCO₂e as a threshold for determining new VMT development threshold with a less than significant impact to the environment. As indicated herein in Section 3.8, the Greenhouse gas emissions will be below this threshold.

C. *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? • Less than Significant Impact.*

Access to the site would be provided by a single, 50-foot-wide driveway connection with the west side of Adelanto Road. The proposed project will not expose future drivers to dangerous intersections or sharp curves and the proposed project will not introduce incompatible equipment or vehicles to the adjacent roads. As a result, the potential impacts will be less than significant.

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

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

MITIGATION MEASURES

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

3.18 TRIBAL CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place?			×	
B. Would the project cause a substantial adverse change in the significance of an object with cultural value to a California Native American Tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe5020.1(k)?				×

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place?, or object with cultural value to a California Native American Tribe, and that is: 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 a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe? • Less than Significant Impact.*

The proposed project would involve the development of a disturbed property that consists of 1.7-acres. The zoning designation applicable to the site is *Business Park (BP)*. The proposed project would involve the construction of a new, metal building consisting of approximately 7,800 square feet of floor area. The new building's dimensions would be 130 feet by 60-feet. The maximum height of the new building would be 30-feet. The site would be secured by a 6-foot-high chain-link fence. Three loading doors would be located on the west facing and east elevations, respectively. The parking lot would consist of both an asphalt paved portion and a pervious, gravel portion. A total of 22 parking spaces would be provided. Landscaping, consisting of drought-tolerant xeriscaping, would total approximately 22,952 square feet. Access to the site

would be provided by a single, 50-foot-wide driveway connection with the west side of Adelanto Road.⁸² A Tribal Resource is defined in Public Resources Code section 21074 and includes the following:

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

Adherence to the standard condition presented in Subsection B under Cultural Resources will minimize potential impacts to levels that are less than significant.

B. *Would the project cause a substantial adverse change in the significance of an object with cultural value to a California Native American Tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe 5020.1(k)?* • No Impact.

The project site is located on recognized Yuhaaviatam/Maarenga'yam (Serrano) ancestral territory.⁸³ A search of the National Register of Historic Places and the list of California Historical Resources was conducted, and it was determined that no Native historic resources was listed within the City of Adelanto. Since the project's implementation will not impact any Federal, State, or locally designated historic resources. As a result, no impacts will occur.

MITIGATION MEASURES

Adherence to the standard condition presented in Subsection B under Cultural Resources will minimize potential impacts to levels that are less than significant. As a result, no mitigation is required.

⁸² Lobana Engineering, Inc. *Warehouse with Parking Lot Lobana @ 17450 Adelanto Road, Adelanto, CA. Sheet S-1*. Dated January 12, 2022.

⁸³ [Native Land.ca](http://NativeLand.ca). Website Accessed September 2, 2021

3.19 UTILITIES AND SERVICE SYSTEMS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✗	
B. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			✗	
C. Would the project result in a determination by the 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. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✗	
E. Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				✗

ANALYSIS OF ENVIRONMENTAL IMPACTS

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

The proposed project would involve the development of a disturbed property that consists of 1.7-acres. The zoning designation applicable to the site is *Business Park (BP)*. The proposed project would involve the construction of a new, metal building consisting of approximately 7,800 square feet of floor area. The new building's dimensions would be 130 feet by 60-feet. The maximum height of the new building would be 30-feet. The site would be secured by a 6-foot-high chain-link fence. Three loading doors would be located on the west facing and east elevations, respectively. The parking lot would consist of both an asphalt paved portion and a pervious, gravel portion. A total of 22 parking spaces would be provided. Landscaping, consisting of drought-tolerant xeriscaping, would total approximately 22,952 square feet. Access to the site would be provided by a single, 50-foot-wide driveway connection with the west side of Adelanto Road.⁸⁴

⁸⁴ Lobana Engineering, Inc. *Warehouse with Parking Lot Lobana @ 17450 Adelanto Road, Adelanto, CA, Sheet S-1*. Dated January 12, 2022.

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

B. *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? • Less than Significant Impact.*

The City of Adelanto Water Department (AWD) provides water service and wastewater service to approximately 38,046 residents of Adelanto.⁸⁵ The AWD employs a staff of twelve to manage and maintain the Department and its water resources. The Director of Public Utilities and the five-member Public Utilities Authority are responsible for providing adequate water services to the City. According to the City's 2015 Urban Water Management Plan, the City is projected to have an adequate supply of water to meet the increase in demand. In addition, the City is projected to have enough water to meet demand during a single dry year, and a multiple dry year scenario.⁸⁶ In 2020, about 4.03 million gallons (12.37 acre-feet [AF]) of water were pumped each day from a combination of seven (7) of the City's active wells. This pumped water comes from underground storage areas (called "aquifers") located within the City and along the Mojave River. These aquifers are recharged by rainfall, snowmelt, and (artificially) by the State Water Project (SWP). The City also has an emergency source connection with the City of Victorville for backup or emergency needs. There are existing water lines located in both Adelanto Road and Yucca Road. As a result, the impacts will be less than significant.

C. *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? • Less than Significant Impact.*

The City of Adelanto provides water and wastewater services to nearly 36,000 people within its 53-square mile service area. Wastewater from Adelanto's water service area is collected and treated at the City-owned 4.0 MG D activated sludge wastewater treatment facility through an operations and maintenance contract with the PERC Water Corporation. The City also operates and maintains the localized sewer collection pipelines that feed into the wastewater treatment plant. The City's sewer system includes over 87 miles of gravity sewer lines, one lift station, associated force mains and an existing 3.0 MGD wastewater treatment plant. The wastewater treatment facility effluent, secondary treated wastewater, is discharged to four operable evaporation ponds in northern Adelanto. There are existing sewer lines located in both Adelanto Road and Yucca Road. As a result, the impacts are expected to be less than significant.

D. *Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? • Less than Significant Impact.*

The proposed project's generated conventional solid waste may be handled by commercial waste disposal companies. As a result, the potential impacts will be less than significant.

⁸⁵ U.S Census. *City of Adelanto Population, Census April 1, 2020*. Website Accessed September 5, 2021.

⁸⁶ City of Adelanto. *2015 Urban Water Management Plan*. Report dated June 22, 2016.

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

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

MITIGATION MEASURES

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

3.20 WILDFIRE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?				×
B. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				×
C. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				×
D. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				×

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?* • No Impact.

The proposed project would involve the development of a disturbed property that consists of 1.7-acres. The zoning designation applicable to the site is *Business Park (BP)*. The proposed project would involve the construction of a new, metal building consisting of approximately 7,800 square feet of floor area. The new building's dimensions would be 130 feet by 60-feet. The maximum height of the new building would be 30-feet. The site would be secured by a 6-foot-high chain-link fence. Three loading doors would be located on the west facing and east elevations, respectively. The parking lot would consist of both an asphalt paved portion and a pervious, gravel portion. A total of 22 parking spaces would be provided. Landscaping, consisting of drought-tolerant xeriscaping, would total approximately 22,952 square feet. Access to the site would be provided by a single, 50-foot-wide driveway connection with the west side of Adelanto Road.⁸⁷

⁸⁷ Lobana Engineering, Inc. *Warehouse with Parking Lot Lobana @ 17450 Adelanto Road, Adelanto, CA, Sheet S-1*. Dated January 12, 2022.

Surface streets that will be improved at construction will serve the project site and adjacent area. Furthermore, the proposed project would not involve the closure or alteration of any existing evacuation routes that would be important in the event of a wildfire. At no time during construction will adjacent streets be completely closed to traffic. All construction staging must occur on-site. As a result, no impacts will occur.

B. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? • No Impact.*

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

C. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? • No Impact.*

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

D. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? • No Impact.*

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

MITIGATION MEASURES

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

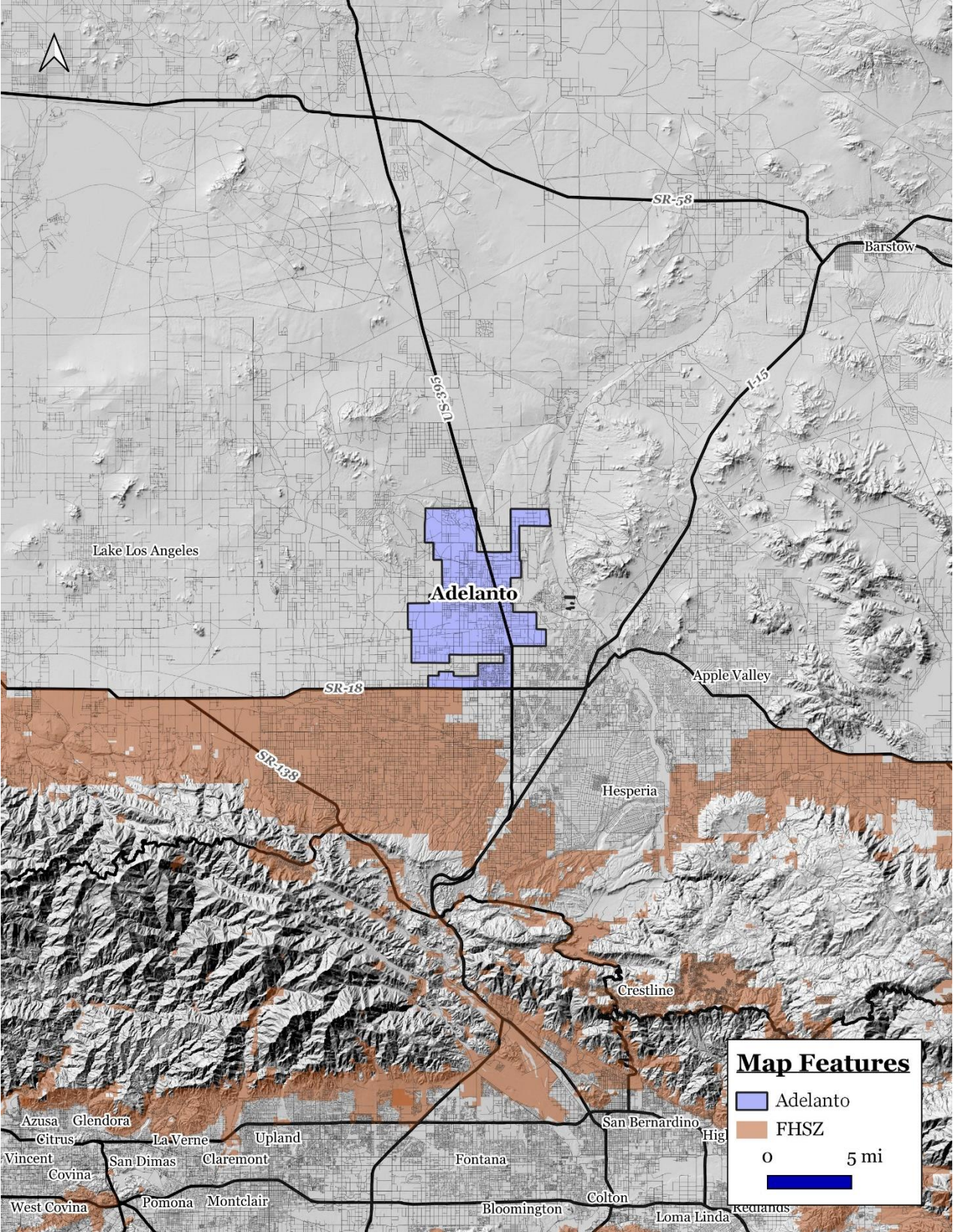


EXHIBIT 3-8
FHSZ MAP
SOURCE: CAL FIRE

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				✗
B. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				✗
C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✗

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

A. The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.

B. The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.

The environmental impacts will not lead to a cumulatively significant impact on any of the issues analyzed herein.

C. The proposed project *will not* have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.

3.22 CUMULATIVE IMPACTS

Cumulative impacts refer to the combined effect of project impacts with the impacts of other past, present, and reasonably foreseeable future projects. As set forth in the *CEQA Guidelines* Section 15355,

“Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may include changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.”

The identified related projects include the following:

- *Cannabis Warehouse, CUP 19-06 & LDP 19-05.* This project was an application to develop a 14,235 square foot lot located at the southeast corner of Rancho Road and Adelanto Road for the purpose of a warehouse for the cultivation, manufacturing, and distribution of cannabis. The property has a General Plan land use designation of Light Manufacturing (LM). The project will also include a general office, consultant offices, and other elements. The proposed project site is located at 16917 Adelanto Road.
- *Ikanik Farms, MLDP 19-12 & MLDP 19-14.* The proposed project would involve the construction of tenant improvements to existing buildings and the construction of building additions for the purpose of operating cannabis cultivation and manufacturing uses within the property at 9365 Cassia Road. The new construction will include a 6,100 square-foot building addition to the southwestern portion of the existing 27,000 square-foot building and the construction of a 12,100 square-foot building addition to the eastern portion of the existing 27,000 square-foot building.
- *Columbus Street Cannabis Warehouse, CUP 19-13 & LDP 19-09.* This related project would involve the development of two separate parcels (the APNs include 3128-051-11 and 3128-051-12) with a total land area of 189,922 square feet or 4.36 acres. The proposed project involves the construction of a 25,000 square-foot warehouse building on each of the two parcels. The total floor area for the two new buildings will be 50,000 square feet. The proposed use will involve the cultivation, manufacturing, and distribution of cannabis. The project site is located to the south of Rancho Road and approximately 300 feet east of Raccoon Avenue.
- *Genex Trading, Inc., CUP 16-01.* The applicant, Pontious Architecture, has already constructed a new building consisting of 12,020 square feet within a 0.78-acre site. The future uses within this existing building will include a comprehensive medical cannabis facility consisting of a 7,700 square foot cultivation facility and a medical cannabis manufacturing facility consisting of 2,200 square feet. The project involved the approval of the application for this proposed use.
- *Topekoms Manufacturing Project, CUP 19-17 & LDP 19-13.* The proposed project would involve the development of a 0.89-acre portion of a larger 9.11-acre land parcel including the construction of a new one-story 5,586 square-foot cannabis extraction laboratory. The proposed development will require a CUP to allow for the Adult Use Distribution and Volatile Manufacturing cannabis use

and a LDP for the physical development. The remainder of the site, consisting of just over eight acres in land area and including three dilapidated building structures, will not be improved, or further developed in the near term, though future development is permitted under the current general plan and zoning designations.

- *Koala Road Greenhouse and Commercial Center.* The proposed project would involve the development of an 18.24-acre (794,534 square-foot) parcel. The proposed development would involve the construction of two structures including a 3,400 square-foot (volatile and nonvolatile) manufacturing building, and a 42,856 square-foot greenhouse facility. The proposed greenhouse facility would be divided into twelve (2,640 square-foot) grow areas with two centralized corridors, along with 7,000 square feet of additional administrative office space. The total floor area of the two-building site plan would be 46,256 square feet.
- *HD Biotech Cannabis Warehouse.* The proposed project would involve the development of a portion of a larger 4.69-acre (204,754 square-foot) parcel within the southern portion of the City. The proposed project involves the construction of a new addition to an existing cannabis facility located at 10042 Rancho Road. The new building will be located in the northern portion of the site and will consist of 26,775 square feet of floor area. The new building will be used for cannabis cultivation and distribution. The total site area in which the new building would be located consists of 204,754 square feet (4.7 acres).
- *DeSoto Cannabis Cultivation Facility; CUP 20-6 and LDP 20-10.* The proposed project would involve the development of a 9.30-acre (198,149 square-foot) parcel within the northeast portion of the City of Adelanto. The proposed project involves construction consisting of eighty (80) cannabis greenhouses with a total floor area of 165,100 square feet; four (4) steel processing buildings with a total floor area of 20,000 square feet; two (2) mobile office buildings with a total floor area of 4,800 square feet; and seven (7) external utilities and storage warehouses with a combined floor area totaling 8,249 square feet. The proposed development will be used as a cannabis cultivation facility.
- *Tiger Organic Farms Cannabis Facility; CUP 20-07 and LDP 20-11.* The proposed project would involve the development of a 14.74-acre (348,864 square-foot) parcel within the southwest area of the City of Adelanto. Proposal to establish Adult Use Cannabis Cultivation uses and construct cultivation buildings, totaling 189,000 SF, in (3) phases on 14.74 -acres located in the Manufacture Industrial (MI) in the City of Adelanto, California. This zoning permits industrial cannabis land uses with the approval of a Conditional Use Permit (CUP 20-07) Land Development Plan (LDP-20-11).
- *SCCC Group Services, Inc. CUP 19-11 and LDP 19-07.* The proposed project would involve the improvement and use of the 18,917 square foot (0.43-acre) site for the cultivation, manufacturing (non-volatile), distribution, and transportation of medicinal cannabis. The proposed improvements would include the construction of two smaller buildings, referred to as Building A and Building B. Building A would be a two-story development that consists of 10,000 square feet of floor area and Building B, a one-story development, would consist of 2,430 square feet of floor area.
- *Morris Mu & Partners, CUP 21-04 and LDP 21-03.* The proposed project would involve the construction of twelve, 30,625 square foot buildings referred to as Building A through L. Each

building would include a main floor consisting of 24,375 square feet and a mezzanine level consisting of 6,250 square feet. Each building would also be provided with 22 parking spaces. The total floor area of the twelve buildings would be 367,500 square feet and the project would be constructed in four phases within the 15-acre site. The new buildings would be used for adult and medical cannabis cultivation, manufacturing, and distribution. Access to the proposed project site would be provided by three new driveway connections with Jonathan Street, a new driveway connection with Auburn Avenue, and a new driveway connection with Montezuma Street.

The potential for projects to have a cumulative impact depends on both geographic location as well as the timing of development. The geographic area affected by cumulative projects will vary depending on the environmental topic. For example, construction noise impacts would be limited to areas directly affected by construction noise, whereas the area affected by a project's air emissions generally includes the local air basin. The potential cumulative impacts are discussed for each issue area.



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SECTION 4 CONCLUSIONS

4.1 FINDINGS

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

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly.

4.2 MITIGATION MONITORING

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Negative Declaration. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Adelanto can make the following additional findings: a mitigation monitoring and reporting program will not be required.



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SECTION 5 REFERENCES

5.1 PREPARERS

Blodgett Baylosis Environmental Planning
2211 S Hacienda Boulevard, Suite 107
Hacienda Heights, CA 91745
(626) 336-0033

Marc Blodgett, Project Principal
Karla Nayakarathne, Project Manager, Project Geographer

5.2 REFERENCES

The references that were consulted have been identified using footnotes.



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APPENDIX A

AIR QUALITY WORKSHEETS

CITY OF ADELANTO • INITIAL STUDY & MITIGATED NEGATIVE DECLARATION
LOBANA WAREHOUSE & PARKING LOT DEVELOPMENT • CUP 22-03 & LDP 22-03 • 17450 ADELANTO RD.

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Lobana - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Lobana

Mojave Desert Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	7.80	1000sqft	1.70	7,800.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	31
Climate Zone	9			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -
Land Use - 1.7 acre site
Construction Phase - construction characteristics
Off-road Equipment - no demo
Grading - 1.7 acre site
Trips and VMT - no demo
Area Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	10.00	7.00
tblConstructionPhase	NumDays	200.00	44.00

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tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	4.00	14.00
tblConstructionPhase	NumDays	10.00	7.00
tblConstructionPhase	NumDays	2.00	14.00
tblConstructionPhase	PhaseEndDate	12/11/2023	12/6/2023
tblConstructionPhase	PhaseEndDate	11/13/2023	4/7/2023
tblConstructionPhase	PhaseEndDate	1/27/2023	12/30/2022
tblConstructionPhase	PhaseEndDate	2/6/2023	2/20/2023
tblConstructionPhase	PhaseEndDate	11/27/2023	11/22/2023
tblConstructionPhase	PhaseEndDate	1/31/2023	2/16/2023
tblGrading	AcresOfGrading	14.00	1.70
tblGrading	AcresOfGrading	13.13	1.70
tblLandUse	LotAcreage	0.18	1.70
tblOffRoadEquipment	HorsePower	81.00	0.00
tblOffRoadEquipment	HorsePower	247.00	0.00
tblOffRoadEquipment	HorsePower	97.00	0.00
tblOffRoadEquipment	LoadFactor	0.73	0.00
tblOffRoadEquipment	LoadFactor	0.40	0.00
tblOffRoadEquipment	LoadFactor	0.37	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblTripsAndVMT	HaulingTripLength	20.00	0.00
tblTripsAndVMT	VendorTripLength	7.30	0.00
tblTripsAndVMT	WorkerTripLength	10.80	0.00

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	26.0189	38.6811	28.5938	0.0616	11.7283	1.6274	13.3557	6.2822	1.5207	7.8029	0.0000	5,845,412.6	5,845,412.6	1.5288	7.1200e-003	5,885,754.7
Maximum	26.0189	38.6811	28.5938	0.0616	11.7283	1.6274	13.3557	6.2822	1.5207	7.8029	0.0000	5,845,412.6	5,845,412.6	1.5288	7.1200e-003	5,885,754.7

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	26.0189	38.6811	28.5938	0.0616	11.7283	1.6274	13.3557	6.2822	1.5207	7.8029	0.0000	5,845,412.6	5,845,412.6	1.5288	7.1200e-003	5,885,754.7
Maximum	26.0189	38.6811	28.5938	0.0616	11.7283	1.6274	13.3557	6.2822	1.5207	7.8029	0.0000	5,845,412.6	5,845,412.6	1.5288	7.1200e-003	5,885,754.7

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.2165	1.0000e-005	8.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7100e-003	1.7100e-003	0.0000		1.8200e-003
Energy	2.0000e-004	1.8000e-003	1.5100e-003	1.0000e-005		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004		2.1621	2.1621	4.0000e-005	4.0000e-005	2.1750
Mobile	0.0490	0.0606	0.4154	8.6000e-004	0.0837	7.4000e-004	0.0845	0.0223	6.9000e-004	0.0230		89.1912	89.1912	4.6900e-003	4.3800e-003	90.6146
Total	0.2857	0.0624	0.4177	8.7000e-004	0.0837	8.8000e-004	0.0846	0.0223	8.3000e-004	0.0232		91.3551	91.3551	4.7300e-003	4.4200e-003	92.7914

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.2165	1.0000e-005	8.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7100e-003	1.7100e-003	0.0000		1.8200e-003
Energy	2.0000e-004	1.8000e-003	1.5100e-003	1.0000e-005		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004		2.1621	2.1621	4.0000e-005	4.0000e-005	2.1750
Mobile	0.0490	0.0606	0.4154	8.6000e-004	0.0837	7.4000e-004	0.0845	0.0223	6.9000e-004	0.0230		89.1912	89.1912	4.6900e-003	4.3800e-003	90.6146
Total	0.2857	0.0624	0.4177	8.7000e-004	0.0837	8.8000e-004	0.0846	0.0223	8.3000e-004	0.0232		91.3551	91.3551	4.7300e-003	4.4200e-003	92.7914

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2023	12/30/2022	5	0	
2	Site Preparation	Site Preparation	1/28/2023	2/16/2023	5	14	
3	Grading	Grading	2/1/2023	2/20/2023	5	14	
4	Building Construction	Building Construction	2/7/2023	4/7/2023	5	44	
5	Paving	Paving	11/14/2023	11/22/2023	5	7	
6	Architectural Coating	Architectural Coating	11/28/2023	12/6/2023	5	7	

Acres of Grading (Site Preparation Phase): 1.7

Acres of Grading (Grading Phase): 1.7

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 11,700; Non-Residential Outdoor: 3,900; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Demolition	Concrete/Industrial Saws	0	0.00	0	0.00
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20

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Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	0	0.00	0	0.00
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	0	0.00	0	0.00
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	0.00	0.00	0.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	3.00	1.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.3981	0.0000	5.3981	2.9104	0.0000	2.9104			0.0000			0.0000
Off-Road	1.1339	12.4250	6.6420	0.0172		0.5074	0.5074		0.4668	0.4668		1,666.0573	1,666.0573	0.5388		1,679.5282
Total	1.1339	12.4250	6.6420	0.0172	5.3981	0.5074	5.9055	2.9104	0.4668	3.3771		1,666.0573	1,666.0573	0.5388		1,679.5282

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0292	0.0160	0.2362	6.0000e-004	0.0657	3.3000e-004	0.0661	0.0174	3.0000e-004	0.0177		61.3977	61.3977	1.7300e-003	1.6100e-003	61.9202
Total	0.0292	0.0160	0.2362	6.0000e-004	0.0657	3.3000e-004	0.0661	0.0174	3.0000e-004	0.0177		61.3977	61.3977	1.7300e-003	1.6100e-003	61.9202

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3.3 Site Preparation - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.3981	0.0000	5.3981	2.9104	0.0000	2.9104			0.0000			0.0000
Off-Road	1.1339	12.4250	6.6420	0.0172		0.5074	0.5074		0.4668	0.4668	0.0000	1,666.0573	1,666.0573	0.5388		1,679.5282
Total	1.1339	12.4250	6.6420	0.0172	5.3981	0.5074	5.9055	2.9104	0.4668	3.3771	0.0000	1,666.0573	1,666.0573	0.5388		1,679.5282

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0292	0.0160	0.2362	6.0000e-004	0.0657	3.3000e-004	0.0661	0.0174	3.0000e-004	0.0177		61.3977	61.3977	1.7300e-003	1.6100e-003	61.9202
Total	0.0292	0.0160	0.2362	6.0000e-004	0.0657	3.3000e-004	0.0661	0.0174	3.0000e-004	0.0177		61.3977	61.3977	1.7300e-003	1.6100e-003	61.9202

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3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.1509	0.0000	6.1509	3.3241	0.0000	3.3241			0.0000			0.0000
Off-Road	1.3330	14.4676	8.7038	0.0206		0.6044	0.6044		0.5560	0.5560		1,995.6147	1,995.6147	0.6454		2,011.7503
Total	1.3330	14.4676	8.7038	0.0206	6.1509	0.6044	6.7552	3.3241	0.5560	3.8801		1,995.6147	1,995.6147	0.6454		2,011.7503

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0366	0.0200	0.2952	7.5000e-004	0.0822	4.1000e-004	0.0826	0.0218	3.8000e-004	0.0222		76.7471	76.7471	2.1600e-003	2.0100e-003	77.4003
Total	0.0366	0.0200	0.2952	7.5000e-004	0.0822	4.1000e-004	0.0826	0.0218	3.8000e-004	0.0222		76.7471	76.7471	2.1600e-003	2.0100e-003	77.4003

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3.4 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.1509	0.0000	6.1509	3.3241	0.0000	3.3241			0.0000			0.0000
Off-Road	1.3330	14.4676	8.7038	0.0206		0.6044	0.6044		0.5560	0.5560	0.0000	1,995.6147	1,995.6147	0.6454		2,011.7503
Total	1.3330	14.4676	8.7038	0.0206	6.1509	0.6044	6.7552	3.3241	0.5560	3.8801	0.0000	1,995.6147	1,995.6147	0.6454		2,011.7503

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0366	0.0200	0.2952	7.5000e-004	0.0822	4.1000e-004	0.0826	0.0218	3.8000e-004	0.0222		76.7471	76.7471	2.1600e-003	2.0100e-003	77.4003
Total	0.0366	0.0200	0.2952	7.5000e-004	0.0822	4.1000e-004	0.0826	0.0218	3.8000e-004	0.0222		76.7471	76.7471	2.1600e-003	2.0100e-003	77.4003

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3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5233	11.7104	12.6111	0.0221		0.5145	0.5145		0.4968	0.4968		2,001.7877	2,001.7877	0.3399		2,010.2858
Total	1.5233	11.7104	12.6111	0.0221		0.5145	0.5145		0.4968	0.4968		2,001.7877	2,001.7877	0.3399		2,010.2858

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.4600e-003	0.0360	0.0171	2.0000e-004	6.7800e-003	3.2000e-004	7.1100e-003	1.9500e-003	3.1000e-004	2.2600e-003		20.7840	20.7840	9.0000e-005	2.9000e-003	21.6500
Worker	0.0110	6.0100e-003	0.0886	2.2000e-004	0.0246	1.2000e-004	0.0248	6.5400e-003	1.1000e-004	6.6500e-003		23.0241	23.0241	6.5000e-004	6.0000e-004	23.2201
Total	0.0124	0.0420	0.1056	4.2000e-004	0.0314	4.4000e-004	0.0319	8.4900e-003	4.2000e-004	8.9100e-003		43.8081	43.8081	7.4000e-004	3.5000e-003	44.8701

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3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5233	11.7104	12.6111	0.0221		0.5145	0.5145		0.4968	0.4968	0.0000	2,001.7877	2,001.7877	0.3399		2,010.2858
Total	1.5233	11.7104	12.6111	0.0221		0.5145	0.5145		0.4968	0.4968	0.0000	2,001.7877	2,001.7877	0.3399		2,010.2858

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.4600e-003	0.0360	0.0171	2.0000e-004	6.7800e-003	3.2000e-004	7.1100e-003	1.9500e-003	3.1000e-004	2.2600e-003		20.7840	20.7840	9.0000e-005	2.9000e-003	21.6500
Worker	0.0110	6.0100e-003	0.0886	2.2000e-004	0.0246	1.2000e-004	0.0248	6.5400e-003	1.1000e-004	6.6500e-003		23.0241	23.0241	6.5000e-004	6.0000e-004	23.2201
Total	0.0124	0.0420	0.1056	4.2000e-004	0.0314	4.4000e-004	0.0319	8.4900e-003	4.2000e-004	8.9100e-003		43.8081	43.8081	7.4000e-004	3.5000e-003	44.8701

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3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297,688 0	1,297,688 0	0.4114		1,307,972 5
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297,688 0	1,297,688 0	0.4114		1,307,972 5

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0475	0.0260	0.3837	9.7000e-004	0.1068	5.3000e-004	0.1073	0.0283	4.9000e-004	0.0288		99.7712	99.7712	2.8000e-003	2.6100e-003	100.6203
Total	0.0475	0.0260	0.3837	9.7000e-004	0.1068	5.3000e-004	0.1073	0.0283	4.9000e-004	0.0288		99.7712	99.7712	2.8000e-003	2.6100e-003	100.6203

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3.6 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0475	0.0260	0.3837	9.7000e-004	0.1068	5.3000e-004	0.1073	0.0283	4.9000e-004	0.0288		99.7712	99.7712	2.8000e-003	2.6100e-003	100.6203
Total	0.0475	0.0260	0.3837	9.7000e-004	0.1068	5.3000e-004	0.1073	0.0283	4.9000e-004	0.0288		99.7712	99.7712	2.8000e-003	2.6100e-003	100.6203

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3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	25.8236					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	26.0152	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6600e-003	2.0000e-003	0.0295	7.0000e-005	8.2100e-003	4.0000e-005	8.2600e-003	2.1800e-003	4.0000e-005	2.2200e-003		7.6747	7.6747	2.2000e-004	2.0000e-004	7.7400
Total	3.6600e-003	2.0000e-003	0.0295	7.0000e-005	8.2100e-003	4.0000e-005	8.2600e-003	2.1800e-003	4.0000e-005	2.2200e-003		7.6747	7.6747	2.2000e-004	2.0000e-004	7.7400

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3.7 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	25.8236					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	26.0152	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.6600e-003	2.0000e-003	0.0295	7.0000e-005	8.2100e-003	4.0000e-005	8.2600e-003	2.1800e-003	4.0000e-005	2.2200e-003		7.6747	7.6747	2.2000e-004	2.0000e-004	7.7400
Total	3.6600e-003	2.0000e-003	0.0295	7.0000e-005	8.2100e-003	4.0000e-005	8.2600e-003	2.1800e-003	4.0000e-005	2.2200e-003		7.6747	7.6747	2.2000e-004	2.0000e-004	7.7400

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4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0490	0.0606	0.4154	8.6000e-004	0.0837	7.4000e-004	0.0845	0.0223	6.9000e-004	0.0230		89.1912	89.1912	4.6900e-003	4.3800e-003	90.6146
Unmitigated	0.0490	0.0606	0.4154	8.6000e-004	0.0837	7.4000e-004	0.0845	0.0223	6.9000e-004	0.0230		89.1912	89.1912	4.6900e-003	4.3800e-003	90.6146

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Unrefrigerated Warehouse-No Rail	13.57	13.57	13.57	39,624	39,624
Total	13.57	13.57	13.57	39,624	39,624

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Unrefrigerated Warehouse-No	9.50	7.30	7.30	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Unrefrigerated Warehouse-No Rail	0.531780	0.056022	0.172399	0.135630	0.029743	0.007796	0.007114	0.023242	0.000520	0.000194	0.028649	0.001160	0.005752

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	2.0000e-004	1.8000e-003	1.5100e-003	1.0000e-005		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004		2.1621	2.1621	4.0000e-005	4.0000e-005	2.1750
NaturalGas Unmitigated	2.0000e-004	1.8000e-003	1.5100e-003	1.0000e-005		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004		2.1621	2.1621	4.0000e-005	4.0000e-005	2.1750

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Unrefrigerated Warehouse-No Rail	18.3781	2.0000e-004	1.8000e-003	1.5100e-003	1.0000e-005		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004		2.1621	2.1621	4.0000e-005	4.0000e-005	2.1750
Total		2.0000e-004	1.8000e-003	1.5100e-003	1.0000e-005		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004		2.1621	2.1621	4.0000e-005	4.0000e-005	2.1750

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Unrefrigerated Warehouse-No Rail	0.0183781	2.0000e-004	1.8000e-003	1.5100e-003	1.0000e-005		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004		2.1621	2.1621	4.0000e-005	4.0000e-005	2.1750
Total		2.0000e-004	1.8000e-003	1.5100e-003	1.0000e-005		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004		2.1621	2.1621	4.0000e-005	4.0000e-005	2.1750

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.2165	1.0000e-005	8.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7100e-003	1.7100e-003	0.0000		1.8200e-003
Unmitigated	0.2165	1.0000e-005	8.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7100e-003	1.7100e-003	0.0000		1.8200e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0495					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1669					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.0000e-005	1.0000e-005	8.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7100e-003	1.7100e-003	0.0000		1.8200e-003
Total	0.2165	1.0000e-005	8.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7100e-003	1.7100e-003	0.0000		1.8200e-003

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6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0495					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1669					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.0000e-005	1.0000e-005	8.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7100e-003	1.7100e-003	0.0000		1.8200e-003
Total	0.2165	1.0000e-005	8.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7100e-003	1.7100e-003	0.0000		1.8200e-003

7.0 Water Detail

7.1 Mitigation Measures Water

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8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

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APPENDIX B BIOLOGICAL STUDY

PROTECTED PLANT PRESERVATION PLAN

CITY ADELANTO, SAN BERNARDINO COUNTY, CALIFORNIA
APN 0459-342-02

Prepared for:

Lobana Engineering

Prepared by:

RCA Associates, Inc.
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(760) 596-0017

Principal Investigators:

Ryan Hunter, Senior Environmental Scientist, Wildlife Biologist
Jessica Hensley, Environmental Scientist, Biologist
Brian Bunyi, Environmental Scientist, Wildlife Biologist



Project No: RCA#2022-58 JT

April 20, 2022



TITLE PAGE

Date Report Written: April 20, 2022

Field Work Completed: April 19, 2022

Report Title: Protected Plant Preservation Plan

Project Location: Adelanto, California
APN 0459-342-02

Prepared for: Lobana Engineering

Principal Investigators: Ryan Hunter, Senior Environmental Scientist, Wildlife Biologist
Jessica Hensley, Environmental Scientist, Biologist
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1.0 SUMMARY

At the request of the project proponent, RCA Associates, Inc. surveyed an approximate 1.7-acre property located southwest of Adelanto Road and Yucca Road in the city of Adelanto, California (Township 6 North, Range 5 West, Section 33, USGS Adelanto, California Quadrangle, 1956) (Figures 1, 2, and 3).

The purpose of the survey was to evaluate the Joshua trees present on the site and determine which trees were suitable for relocation and which trees could be discarded prior to site clearing activities. This report provides the results of the Joshua tree survey performed on April 19, 2022. Following completion of the survey, RCA Associates, Inc. prepared this Protected Plant Preservation Plan to assist the project proponent with future relocation of the Joshua trees. Information on the Joshua trees which will need to be relocated-transplanted in the future is provided in Section 4.0. The City of Adelanto Municipal Code has a chapter (Chapter 17.57.040) stating the purpose of Joshua Tree preservation and the consequence of removing one and follows the County of San Bernardino Plant Protection Plan and Management (Chapter 88.01.060) to help protect and preserve desert vegetation, including Joshua trees. The requirements of the Ordinance (Chapter 88.01.060) are provided in Appendix B.

Based on the results of the field investigations there are 4 Joshua trees which occur within the boundaries of the property (Figures 1, 2, and 3). Based on the evaluation and analysis of each tree it was determined that none of the three Joshua trees (0%) are suitable for transplanting. If trees are deemed transplantable, they would be marked in green in Table 4-1. The 4 Joshua trees (100%) were determined to be unsuitable for transplanting due to a variety of factors such as size, condition, damage, dying, dead, excessive leaning, possibly disease, clonal, etc.

2.0 INTRODUCTION AND PROJECT LOCATION

The area surveyed is located southwest of Adelanto Road and Yucca Road in the city of Adelanto, California (Figures 1 and 2). Current conditions on the property include a disturbed desert scrub community showing signs of past human disturbances. The biological resources on the site consist of a desert scrub community typical of the area with creosote bush (*Larrea tridentata*), rubber rabbitbrush (*Ericameria nauseosa*), white-bursage (*Ambrosia dumosa*), flatspine bur ragweed (*Ambrosia acanthicarpa*), Joshua tree (*Yucca brevifolia*), California juniper (*Juniperus californica*), kelch grass (*Schismus barbatus*), and cheatgrass (*Bromus tectorum*) observed on the site. The property is surrounded by commercial properties which include Gypsum Resource Materials in the south and R and S Beverage in the north. The property is set in a location zoned business park (BP) (Figure 2).

Joshua trees occur throughout the Mojave Desert in Southern California and are typically found at an elevation of 400 to 1,800 meters (~1,200 to ~5,400 feet). Joshua trees within the western portion of the Mojave Desert typically receive more annual precipitation during “normal” years; consequently, cloning occurs more often resulting in numerous trunks sprouting from the same root system (Rowland, 1978). Joshua tree habitats provide habitat for a variety of wildlife species including desert woodrats (*Neotoma* sp.) and night lizards (*Xantusia* sp.) both of which utilize the base of the trees. A variety of birds also utilize Joshua trees for nesting such as hawks, common ravens, and cactus wrens. CDFW consider Joshua tree woodlands as areas that support relatively high species diversity and as such are considered to be a sensitive desert community. Joshua trees are also considered a significant resource under the California Environmental Quality Act (CEQA) and are included in the Desert Plant Protection Act, Food and Agricultural Code (80001 – 80006).

3.0 METHODOLOGIES

Pedestrian surveys were walked throughout the site and biologists from RCA Associates, Inc. evaluated each Joshua tree to determine which trees were suitable for relocation/transplanting based on a general health assessment. Each Joshua tree received a metal numbered tag which was affixed on the north side of each tree for orientation purposes during future transplanting. Surveyor flagging was also placed around those trees suitable for transplanting to facilitate future identification. The precise location and assessment of each tree was recorded using a Juniper Systems Cedar CT8X2 GPS tablet and a Nikon Forestry Pro II rangefinder was utilized to determine the extent of the property boundaries and accurate tree height. Those Joshua trees which occur on the property site are presented in Table 4-1 and the locations are provided in Figure 3.

In addition, a buffer extending out from the project boundary was surveyed visually out to 300-feet. Trees located within a 66-foot buffer from the project boundary were marked with coordinates and given designation of either mature (Adult) or not. Joshua trees that occur beyond the 66-foot buffer, and up to the 300-foot buffer were also marked, but given no distinction of life stage. There was a total of six Joshua trees observed outside of the project boundary and within the buffer zones (Figure 4).

The factors utilized to determine which Joshua trees were suitable for transplanting include the following factors:

1. Trees from about 1 foot in height up to approximately 12 feet,
2. No visible signs of damage to the tree such as absence of bark due to rodent or other animals,
3. Minimal number of branches (No more than 2 or 3 branches),
4. No excessive leaning of the tree,
5. No yellow or brown fronds,
6. Proximity to other Joshua trees (i.e., clonal), and
7. No exposed roots at the base of the tree.
8. Dying or dead

4.0 RESULTS

There are 4 Joshua trees on the property and the GPS locations of the Joshua trees are provided in Table 4-1. A total of 0 Joshua tree (0%) are suitable for relocation/transplanting based on the nine factors listed in Section 3.0 (Table 4-1). Joshua trees deemed suitable for transplanting they should be relocated/transplanted on-site, which is the preferable option, or to an off-site area approved by the City of Hesperia. Those Joshua trees that are not suitable for relocation/transplanting due to size, health of the tree, presence of damage, excessive branches, excessive leaning, clonal, and exposed roots should be disposed of as per City requirements. There were a total of six Joshua trees located outside of the project boundary that fall within the 66-foot and 300-foot buffers which will be used to assess impacts to the species as a whole.

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Table 4-1: Joshua tree census. (Note: The GPS locations of the Joshua trees are provided below and those trees which are suitable for transplanting on-site as part of project landscaping are highlighted in green.)

Total Number of Joshua Trees On Site	Joshua Trees to be Transplanted	Number of Clonal Trees	Number of Non-Clonal Trees	Number of Dead Trees
4	0	0	2	2

Tag #	Condition	Life Stage	Location	Height (ft)	Panicles	Branches	Health Assessment	Number of Trunks	Transplantable
JT 7413	Good	Adult	34.564629°, -117.401884°	16	1	11	-Excessive Branches -Greater than 12 ft	1	No
JT 7412	Dead		34.564577°, -117.401596°						No
JT 7411	Good	Adult	34.564536°, -117.401520°	7	1	4	-Excessive Branches	1	No
JT 7410	Dead		34.564345°, -117.401182°						No

5.0 CONCLUSIONS

There are 4 Joshua trees located on the property and 0 of the trees are suitable for relocation/transplanting. This conclusion was based on: (1) trees which were one foot or greater in height and less than twelve feet tall (approximate); (2) in good health; (3), two branches or less; (4) density of trees (i.e., no clonal trees); (5) no exposed roots; (6) and trees that are not leaning over excessively. As indicated in Table 4-1, the majority of the Joshua trees which were not suitable for relocation are dead and lying on the ground.

As of September 22, 2020, the California Department of Fish and Wildlife temporarily listed the western Joshua tree (*Yucca brevifolia*) as an endangered species until a final decision is made in 2022. Therefore, any attempt to remove the Joshua tree from its current position will require an Incidental Take Permit (ITP).

The City of Adelanto's Municipal Code (Chapter 17.57.040) instructs to follow the County of San Bernardino's ordinance (88.01.060), which requires preservation of Joshua trees given their importance in the desert community. A qualified City-approved biologist or arborist should be retained to conduct any future relocation/transplanting activities and should follow the protocol of the County's Municipal Code (Appendix B: Chapter 88.01.060). The following criteria will be utilized by the contractor when conducting any future transplanting activities.

A. The Joshua trees will be retained in place or replanted somewhere on the site where they can remain in perpetuity or will be transplanted to an off-site area approved by the city where they can remain in perpetuity. Joshua trees which are deemed not suitable for transplanting will be cut-up and discarded as per City requirements.

B. Earthen berms will be created around each tree by the biologist prior to excavation and the trees will be watered approximately one week before transplanting. Watering the trees prior to excavation will help make excavation easier, ensure the root ball will hold together, and minimize stress to the tree.

C. Each tree will be moved to a pre-selected location which has already been excavated and will be placed and oriented in the same direction as their original direction. The hole will be backfilled with native soil, and the transplanted tree will be immediately watered. As noted in Section 3.0, a numbered

metal tag was placed on the north side of the trees and the trees were also flagged with surveyor's flagging. The biologist will develop a watering regimen to ensure the survival of the transplanted trees. The watering regimen will be based upon the needs of the trees and the local precipitation.

6.0 REFERENCES

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7.0 CERTIFICATION

I hereby certify the statements furnished above and in the attached exhibits, present the data and information required for this Joshua tree survey and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. Field work conducted for this survey was performed by Ryan Hunter, Brian Bunyi and Jessica Hensley.

Date: April 20, 2022 Signed: *Ryan Hunter*
Jessica Hensley
Brian Bunyi

Field Work Performed by: Ryan Hunter
Senior Environmental Scientist/Wildlife Biologist

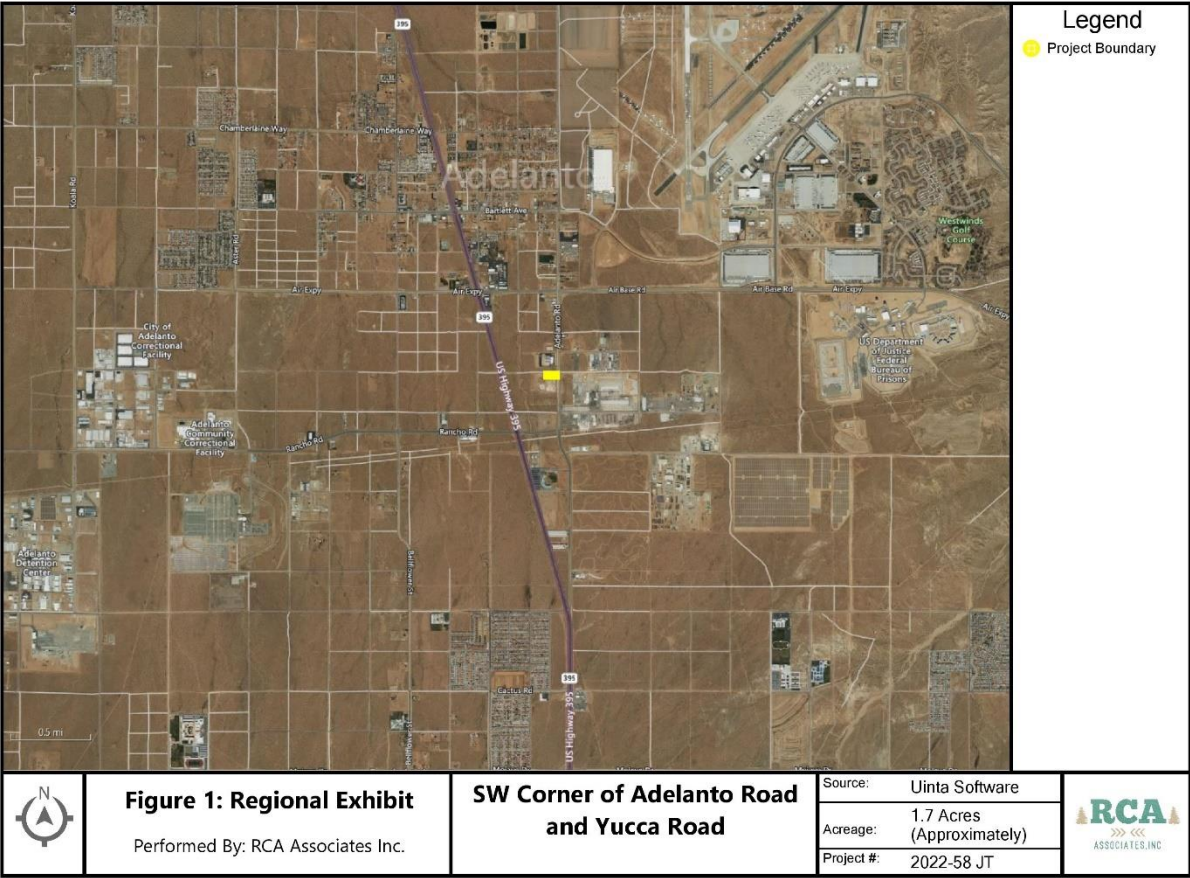
Jessica Hensley
Environmental Scientist/Biologist

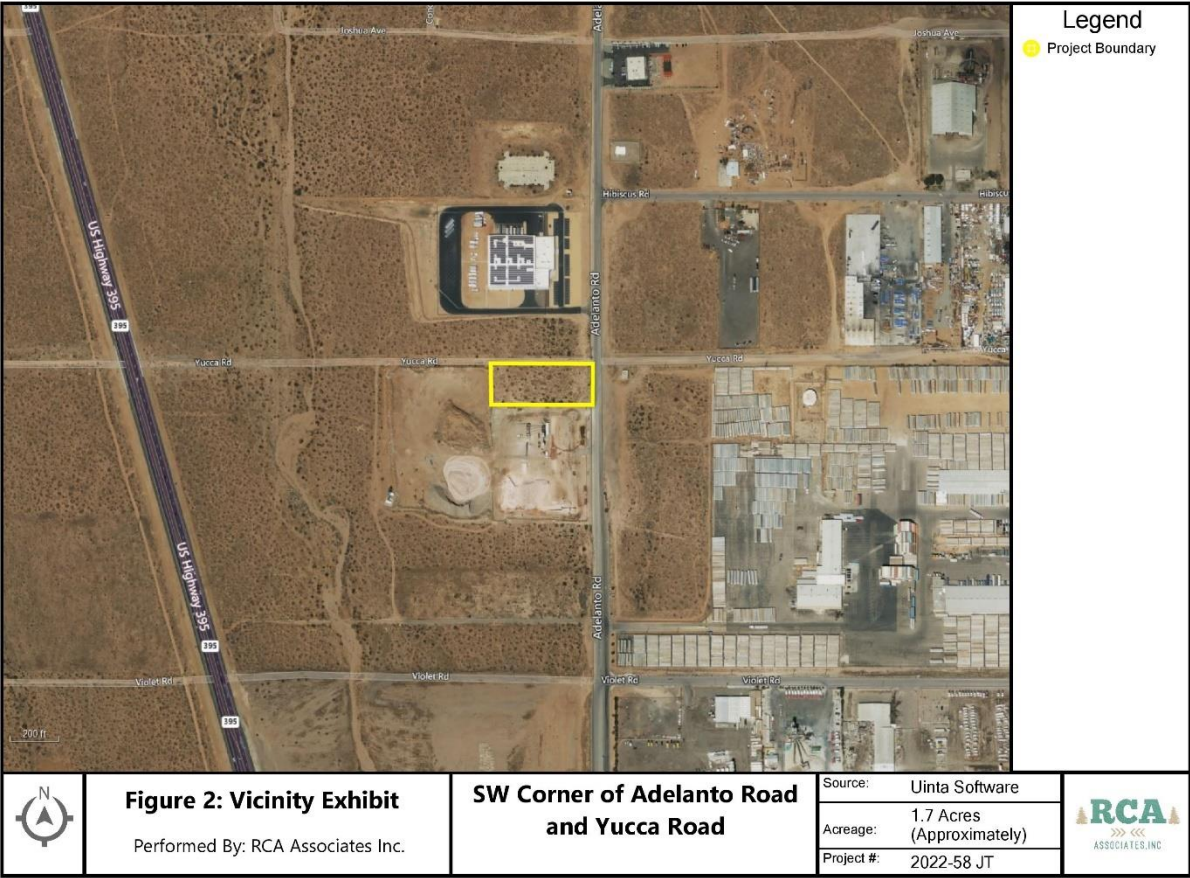
Brian Bunyi
Environmental Scientist/Wildlife Biologist

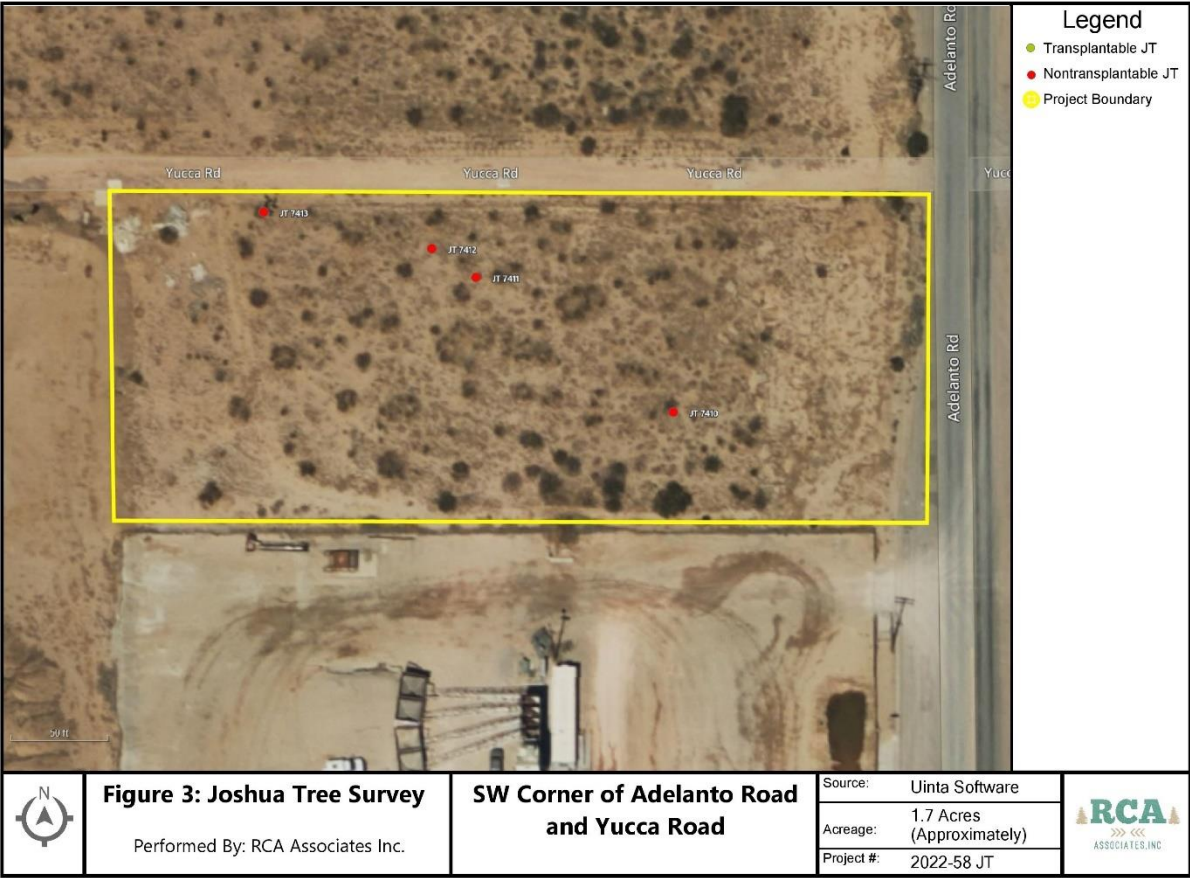


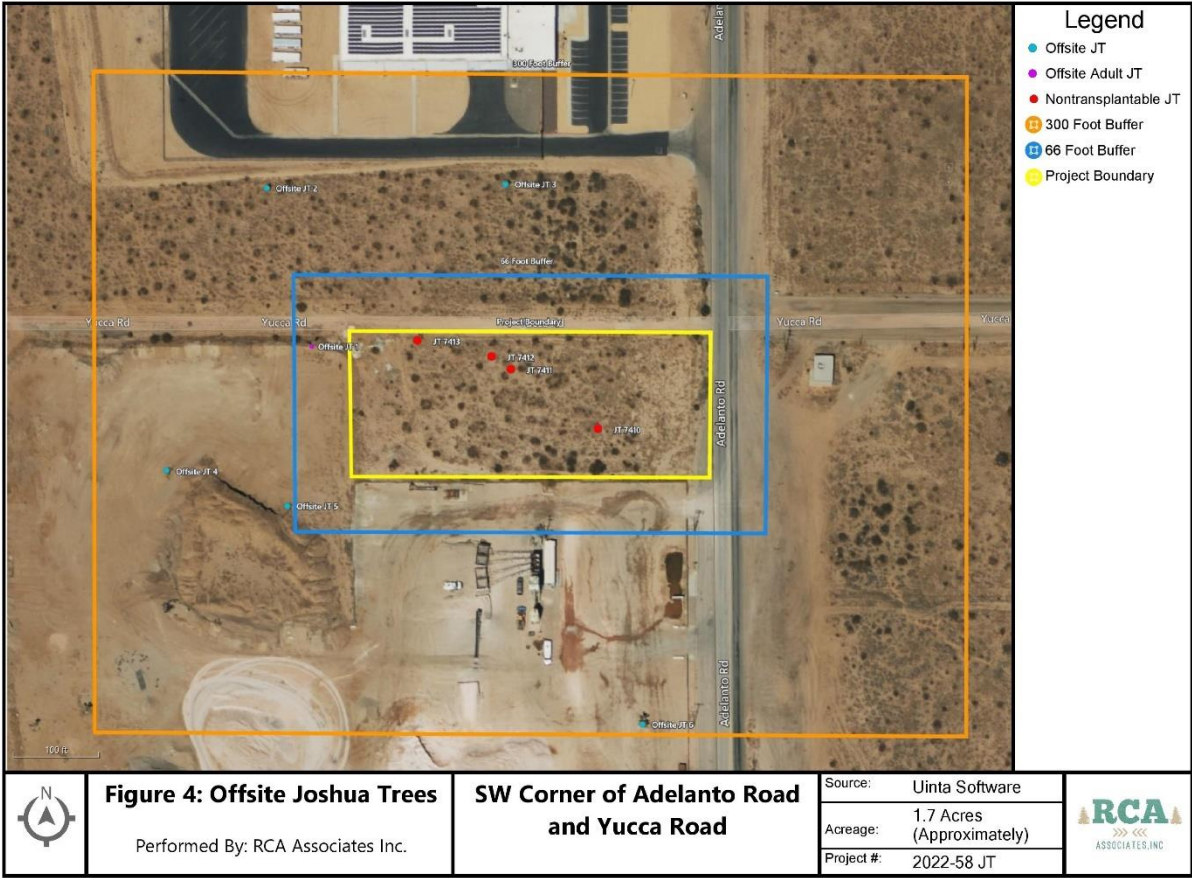
APPENDIX A
Figures

CITY OF ADELANTO • INITIAL STUDY & MITIGATED NEGATIVE DECLARATION
LOBANA WAREHOUSE & PARKING LOT DEVELOPMENT • CUP 22-03 & LDP 22-03 • 17450 ADELANTO RD.









APPENDIX B

**City of Adelanto
Municipal Code: Chapter 17.57.040**

**County of San Bernardino
Municipal Code: Chapter 18.01.060**

17.57.040 Plant Protection and Management

Development projects will comply with the requirements of the County of San Bernardino for the relocation of Joshua trees. The Building Department will review relocation plans and monitor the relocation of any Joshua trees.

CHAPTER 88.01 PLANT PROTECTION AND MANAGEMENT

Sections:

- 88.01.010 Purpose
- 88.01.020 Applicability
- 88.01.030 Exempt Activities
- 88.01.040 General Permit Application and Review Requirements
- 88.01.050 Native Tree or Plant Removal Permits
- 88.01.060 Desert Native Plant Protection
- 88.01.070 Mountain Forest and Valley Tree Conservation
- 88.01.080 Riparian Plant Conservation
- 88.01.090 Tree Protection from Insects and Disease

88.01.010 Purpose

This Chapter provides regulations and guidelines for the management of plant resources in the unincorporated areas of the County on property or combinations of property under private or public ownership. The intent is to:

- (a) Promote and sustain the health, vigor and productivity of plant life and aesthetic values within the County through appropriate management techniques.
- (b) Conserve the native plant life heritage for the benefit of all, including future generations.
- (c) Protect native trees and plants from indiscriminate removal and to regulate removal activity.
- (d) Provide a uniform standard for appropriate removal of native trees and plants in public and private places and streets to promote conservation of these valuable natural resources.
- (e) Protect and maintain water productivity and quality in local watersheds.
- (f) Preserve habitats for rare, endangered, or threatened plants and to protect animals with limited or specialized habitats.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

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88.01.020 Applicability

The provisions in this Chapter apply to the removal or relocation of regulated trees or plants and to any encroachment (for example, grading) within the protected zone of a regulated tree or plant on all private land within the unincorporated areas of the County and on public lands owned by the County, unless otherwise specified. Nothing in this Chapter shall relieve nor be interpreted to exempt a development from complying with applicable State or Federal laws and regulations.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

88.01.030 Exempt Activities

The provisions in this Chapter, except those of Section 88.01.090 (Tree Protection From Insects and Disease), shall not apply to the removal of regulated trees or plants that may occur in the following situations. Removal actions shall not authorize the removal of perch trees within an identified American Bald Eagle habitat.

- (a) **Timber operations.** Removal as part of a timber operation conducted in compliance with the Z'berg-Nejedly Forest Practice Act of 1973 (Public Resources Code Section 4526 et seq.).
- (b) **Government owned lands.** Removal from lands owned by the United States, State of California, or local governmental entity, excluding Special Districts (i.e., Special Districts shall be subject to the provisions of this Division.).
- (c) **Public utilities.** Removal by a public utility subject to jurisdiction of the Public Utilities Commission or any other constituted public agency, including franchised cable TV, where to establish or maintain safe operation of facilities under their jurisdiction, trees are pruned, topped, or braced.
- (d) **State agencies.** Removal by, or under the authority of, the State of California:
 - (1) Department of Forestry and Fire Protection.
 - (2) Forest Improvement Program.
 - (3) Agricultural Conservation Program.
- (e) **Government laws.** Removal required by other codes, ordinances, or laws of the County, State, or United States.
- (f) **Emergency.** Removal of native trees and plants that are an immediate threat to the public health, safety, or welfare and that require emergency removal to prevent probable damage to a structure or injury to people or fenced animals.

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- (g) **Forest stocking control program.** Removal as part of a stocking control program prepared by a California Registered Professional Forester.
- (h) **Fire hazard reduction program.** Removal as part of a fire hazard reduction program approved by the Fire Chief.
- (i) **Bona fide agricultural activity.** Removal as part of a bona fide agricultural activity, as determined by the Director, which is one of the following:
 - (1) Conducted under a land conservation contract.
 - (2) An existing agricultural activity, including expansions of the activity onto undisturbed contiguous land.
 - (3) A proposed bona fide agricultural activity (i.e., an agricultural activity that is served by a water distribution system adequate for the proper operation of the activity).
 - (A) The Director shall be given 30 days' written notice of the removal describing the:
 - (I) Location of the land.
 - (II) Nature of the proposed activity.
 - (III) Proposed sources of water for the activity.
 - (B) The Director shall notify the landowner in writing before the elapse of the 30-day period if, in the opinion of the Director, the activity is not a bona fide agricultural activity, or else the activity shall be deemed bona fide.
- (j) **Parcel less than 20,000 square feet developed with primary structure.** Removal on parcels that have a net area of 20,000 square feet or less and that are developed with a primary structure, other than a sign structure.
- (k) **Located within 20 feet of permitted structure.** Removal from a parcel of a regulated native plant or tree that is within 20 feet of a structure that was constructed or set down on the parcel under a County development permit.
- (l) **Private fuel wood.** Removal of two or fewer regulated native trees in the Mountain Region or Valley Region per year per acre for private fuel wood purposes. The year shall be measured as the last 12 consecutive months.

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(m) **Oak woodlands.** The following projects shall be exempt from the conditions for mitigating the conversion of oak woodlands required in Subsection 88.01.050(e) (Native Tree or Plant Removal Permits - Conditions of approval), below, in compliance with Public Resources Code 21083.4:

- (1) Projects undertaken in compliance with a Natural Community Conservation Plan or subarea plan within a Natural Community Conservation Plan, as approved in compliance with Fish and Game Code Section 2800 *et seq.*, that includes oaks as a covered species or that conserves oak habitat through natural community conservation preserve designation and implementation and mitigation measures that are consistent with this Chapter.
- (2) Affordable housing projects for lower income households, as defined in Health and Safety Code Section 50079.5, that are located within a city's sphere of influence.
- (3) Projects on agricultural land within an Agricultural Land Use Zoning District that includes land used to produce or process plant and animal products for commercial purposes.
- (4) Projects undertaken in compliance with a State agency's regulatory program certified in compliance with Public Resources Code Section 21080.5.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

88.01.040 Regulated Trees and Plants and General Permit

(a) **Regulated trees and plants.** A regulated tree or plant shall be any of the those trees or plants identified in:

- (1) Section 88.01.060(c) (Regulated desert native plants);
- (2) Section 88.01.070(b) (Regulated trees); or
- (3) Section 88.01.080(b) (Regulated riparian plants).

(b) **Permit for removal required.** A Tree or Plant Removal Permit issued in compliance with Section 88.01.050 (Tree or Plant Removal Requirements) shall be required for the removal of regulated trees and plants.

(c) **Conditions of approval.** The permits required by this Chapter may be subject to conditions imposed by the applicable review authority as identified in Subsection 88.01.050(e) (Tree or Plant Removal Permits - Condition of approval).

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

88.01.050 Tree or Plant Removal Permits

- (a) **When Tree or Plant Removal Permit required.** A Tree or Plant Removal Permit shall be required for the removal of a regulated tree or plant as identified in this Chapter.
- (1) **Removals in conjunction with land use application or development permit Director approval.** The Director may approve the removal of regulated trees or plants when requested in conjunction with a land use application, a Building Permit, and all other development permits (e.g., Grading Permits, Mobile Home Setdown Permits, etc.). An approved land use application and/or development permit shall be considered to include a Tree or Plant Removal Permit, if the land use application or development permit specifically reviews and approves the removals. The review of a land use application or development permit shall consider and require compliance with this Chapter.
- (2) **Removals not in conjunction with land use application or development permit Director approval.** The Director may approve a Tree or Plant Removal Permit for the removal of regulated trees or plants requested not in conjunction with a land use application or development permit.
- (3) **Removals to mitigate fire hazards Fire Chief approval.** The Fire Chief may approve a Tree or Plant Removal Permit for the removal of regulated trees or plants when requested for the purposes of mitigating fire hazards and independent of a land use application or development permit.
- (b) **Expert certification.** The applicable review authority may require certification from an appropriate arborist, registered professional forester or a Desert Native Plant Expert that the proposed tree removal, replacement, or revegetation activities are appropriate, supportive of a healthy environment, and in compliance with this Chapter. The certification shall include the information in compliance with Department procedures.
- (c) **Preconstruction inspections.** A preconstruction inspection before approval of development permits shall be required in areas with regulated trees or plants to determine the presence of regulated trees and plants. The preconstruction inspection may be combined with any other required inspection.
- (d) **Duration of Tree or Plant Removal Permits.**
- (1) **Removals in conjunction with land use application or development permit.** The duration of a Tree or Plant Removal Permit, when issued in conjunction with a land use application and/or a development permit, shall have the same duration of the associated application or permit, unless otherwise specified.

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- (2) **Removals not in conjunction with land use application or development permit.** The applicable review authority shall specify the expiration date for all other Tree or Plant Removal Permits.
- (e) **Conditions of approval.** A Tree or Plant Removal Permit may be subject to the following conditions imposed by the applicable review authority:
- (1) **Types of conditions.** The conditions may specify criteria, methods, and persons authorized to conduct the proposed activities in addition to the requirements in this Chapter.
- (2) **Transplanting or stockpiling.** Where indicated in this Chapter, regulated trees and plants may be required to be transplanted and/or stockpiled for future transplanting.
- (3) **Performance bonds.** The review authority may require the posting and maintenance of a monetary security deposit where necessary to ensure the completion of the required mitigation measures in compliance with Section 86.06.050 (Performance Guarantees).
- (4) **Conversion of oak woodlands.** If a project will result in a conversion of oak woodlands that will have a significant effect on the environment and is not exempt under Subsection 88.01.030(m) (Exempt Activities Oak woodlands), one or more of the conditions in this Subsection may be imposed in compliance with Public Resources Code Section 21083.4. For the purposes of this Subsection, "oak" shall mean a native tree species that is in the genus *Quercus*, which is not designated as Group A or Group B commercial species under regulations adopted by the State Board of Forestry and Fire Protection in compliance with Public Resources Code Section 4526, and which is five inches or more in diameter as measured at a point 4.5 feet (breast height) above natural grade level. The applicable review authority may require certification from a Tree Expert that the proposed mitigation measures are appropriate, supportive of a healthy oak woodland environment, and in compliance with this Subsection. The certification shall include the information in compliance with Department procedures. The conditions that may be imposed include one or more of the following:
- (A) **Preservation.** Preserve existing oak woodlands by recording conservation easements in favor of the County or an approved organization or agency.
- (B) **Replacement or restoration.** Replace or restore former oak woodlands. The review authority may require the planting and maintenance of replacement trees, including replacing dead or diseased trees. The replacement ratio and tree sizes shall be based on the recommendation of an

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Oak Reforestation Plan prepared by a registered professional forester. The requirement to maintain trees in compliance with this paragraph shall terminate seven years after the trees are planted.

- (C) **In-lieu mitigation fee.** Contribute in-lieu mitigation fee to the Oak Woodlands Conservation Fund, established under Fish and Game Code Section 1363 for the purpose of purchasing oak woodlands conservation easements. A project applicant who contributes funds in compliance with this Subsection shall not receive or use a grant from the Oak Woodlands Conservation Fund as part of the mitigation for the project. The in-lieu fee for replacement trees shall be calculated based upon their equivalent value as established by the International Society of Arboriculture's (ISA) current edition of *Guide to Establishing Values for Trees and Shrubs*, etc.)
- (D) **Other mitigation measures.** Perform other mitigation measures as may be required by the review authority (e.g., inch-for-inch off-site replacement planting; transfer of development rights, enrollment of project with offset provider for carbon credits in greenhouse gas emission registry, carbon reduction, and carbon trading system; etc.).
- (f) **Findings for Tree or Plant Removal Permits.** The applicable review authority may authorize the removal of a regulated tree or plant only if the following findings are made:
 - (1) **Findings for removals in the Valley Region, Mountain Region, and Desert Region.** The removal of the regulated tree or plant is justified for one of the following reasons:
 - (A) The location of the regulated tree or plant and/or its dripline interferes with an allowed structure, sewage disposal area, paved area, or other approved improvement or ground disturbing activity and there is no other alternative feasible location for the improvement.
 - (B) The location of the regulated tree or plant and/or its dripline interferes with the planned improvement of a street or development of an approved access to the subject or adjoining private property and there is no other alternative feasible location for the improvement.
 - (C) The location of the regulated tree or plant is hazardous to pedestrian or vehicular travel or safety.
 - (D) The regulated tree or plant or its presence interferes with or is causing extensive damage to utility services or facilities, roadways, sidewalks,

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curbs, gutters, pavement, sewer line(s), drainage or flood control improvements, foundations, existing structures, or municipal improvements.

- (E) The condition or location of the regulated tree or plant is adjacent to and in such close proximity to an existing or proposed structure that the regulated tree or plant has or will sustain significant damage.
- (2) **Additional findings for removals in the Mountain Region.** In the Mountain Region only, the applicable review authority shall also make all of the following findings:
- (A) Where improvements are proposed, the design of the improvements ensures that at least the following minimum percentage of the subject parcel will be maintained or established in a natural undeveloped vegetated or revegetated condition sufficient to ensure vegetative coverage for a forest environment, as determined by the applicable Review Authority.
 - (I) Twenty percent of commercial, industrial, and administrative/professional uses.
 - (II) Thirty-five percent of multi-family residential uses.
 - (B) At least one half of natural areas for all uses, except single family residential uses, will be located in the front setback area or located so that significant portions are visible from the public right-of-way on which the improvements are to be located.
 - (C) A perch tree within a federally identified American Bald Eagle habitat will not be removed unless an adequate substitution is provided.
 - (D) A Registered Professional Forester has certified in writing that the condition or location of a regulated tree is contributing to overstocked tree stand conditions and that its removal will improve the overall health, safety, and vigor of the stand of trees containing the subject tree.
- (3) In the Desert Region only, the applicable Review Authority shall also make the following findings:
- (A) Joshua trees that are proposed to be removed will be transplanted or stockpiled for future transplanting wherever possible.
 - (B) In the instance of stockpiling, the permittee has complied with Department policy to ensure that Joshua trees are transplanted appropriately. Transplanting shall comply with the provisions of the Desert Native Plants

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Act (Food and Agricultural Code Section 80001 et seq.), as required by Subsection 88.01.060(d) (Compliance with Desert Native Plants Act).

- (C) No other reasonable alternative exists for the development of the land when the removal of specimen size Joshua Trees is requested. Specimen size trees are defined as meeting one or more of the following criteria:
 - (I) A circumference measurement equal to or greater than 50 inches measured at 4.5 feet above natural grade level.
 - (II) Total tree height of 15 feet or greater.
 - (III) Trees possessing a bark-like trunk.
 - (IV) A cluster of 10 or more individual trees, of any size, growing in close proximity to each other.
- (g) **Plot plan requirements.** Before the issuance of a Tree or Plant Removal Permit, a plot plan shall be approved by the applicable Review Authority for each site indicating exactly which trees or plants are authorized to be removed. The required information shall be added to any other required plot plan.
- (h) **Construction standards.** During construction and before final inspection under a development permit, the following construction standards shall apply, unless otherwise approved in writing by an arborist, registered professional forester, or a Desert Native Plant Expert:
 - (1) **Enclosures.** The trunks of regulated trees and regulated plants shall not be enclosed within rooflines or decking.
 - (2) **Attachments.** Utilities, construction signs, or other hardware shall not be attached so as to penetrate or abrade any live regulated tree or plant.
 - (3) **Grade alterations.** No grade alterations shall bury any portion of a regulated tree or plant or significantly undercut the root system within the dripline.
- (i) **Enforcement.**
 - (1) **Other applicable Code provisions.** The provisions of Chapter 86.09 (Enforcement) shall apply to this Chapter.
 - (2) **Enforcement authorities.** The authorities responsible for the enforcement of the provisions of this Chapter shall be the same as the review authorities responsible for permit approvals as specified in this Section. In addition, the provisions of

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this Chapter may be enforced by the California Department of Forestry, where applicable.

- (3) **Extension of time.** If property is subject to snow, flooding, or other conditions that render compliance with the provisions of this Chapter within the specified time periods impractical because of inaccessibility, an enforcement officer may extend the period of time for compliance.
- (4) **Powers of enforcement officers.**
 - (A) A peace officer or any authorized enforcement officer may in the enforcement of this Section:
 - (I) Make arrests without warrant for a violation of this Chapter that the officer may witness.
 - (II) Confiscate regulated native trees or plants, or parts of them, that are unlawfully harvested, possessed, sold, or otherwise obtained in violation of this Chapter.
 - (B) In addition, a designated enforcement officer shall be authorized and directed to enter in or upon any premises or other place, train, vehicle, or other means of transportation within or entering the State, which is suspected of containing or having present regulated plants in violation of this Chapter in order to examine permits and wood receipts and observe tags and seals and to otherwise enforce the provisions of this Chapter.
- (5) **When enforcement officer vested with power of peace officer.** When power or authority is given by this Chapter to a person, it may be exercised by any deputy, inspector, or agent duly authorized by that person. A person in whom the enforcement of a provision of this Chapter is vested shall have the power of a peace officer as to that enforcement, which shall include State or Federal agencies with which cooperative agreements have been made by the County to enforce the provisions of this Chapter.
- (6) **Written permission of landowner required for removal.** No person shall remove or damage all or part of any regulated tree or plant on the property of another person without first obtaining notarized written permission from the landowner and required permits, wood receipts, or tags and seals. In addition, it shall be unlawful for a person to falsify a document offered as evidence of permission to enter upon the property of another to harvest all or parts of a regulated tree or plant, whether alive or dead.

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- (7) **Permit available for display and inspection.** No person, except as provided in this Chapter, shall harvest, offer for sale, destroy, dig up or mutilate, or have in his or her possession a regulated plant or tree, or the living or dead parts of them, unless the plant or tree was harvested under a valid permit and, where applicable, a valid wood receipt on his or her person. A person shall exhibit the permit, wood receipt, tags and/or seals upon request for inspection by an authorized County enforcement officer or any peace officer. No wood receipt or tag and seal shall be valid unless it is issued with a valid permit and the permit bears the wood receipt number or tag number on its face. Required tags and seals shall be attached securely to a regulated desert native plant.
- (8) **Land Disturbance.** No person, except as provided in this Chapter, shall commence with a disturbance of land (e.g., grading or land clearing) without first obtaining approval to assure that said disturbance will not result in the removal of any regulated native trees or plants. Said approval may be in the form of a development permit or a Tree or Plant Removal Permit issued by the appropriate authority.
- (j) **Penalties.** Penalties shall be those specified in Chapter 86.09 (Enforcement) and shall include the following and any other penalties specified by individual Sections of this Chapter.
- (1) **Fine for illegal removal.**
- (A) In addition to other penalties and fees imposed by this Development Code or other law, a person, firm, or corporation convicted of a violation of the provisions of this Chapter shall be guilty of a misdemeanor upon conviction.
- (B) When one or more plants or trees are removed in violation of the provisions of this Chapter, the removal of each separate plant or tree shall be a new and separate offense.
- (C) The penalty for the offense shall be a fine of not less than \$500 nor more than \$1,000, or six months in jail, or both.
- (D) Payment of a penalty shall not relieve a person, firm, or corporation from the responsibility of correcting the condition resulting from the violation.

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(2) Replacement program for illegal removal.

- (A) In addition to other penalties imposed by this Development Code or other law, a person, firm, or corporation convicted of violating the provisions of this Chapter regarding improper removal of regulated native trees or plants shall be required to retain, as appropriate, a Tree Expert or Desert Native Plant Expert to develop and implement a replacement program.
- (B) The expert shall determine the appropriate number, size, species, location, and planting conditions for replacement plants or trees in sufficient quantities to revegetate the illegally disturbed area.
- (C) If it is inappropriate to revegetate the illegally disturbed area, another appropriate location (e.g., public parks) may be substituted at the direction of the court.
- (D) The violator shall post a bond in an amount sufficient to remove and reinstall plant/tree materials that were planted as a part of a replacement program and failed within two years.

(3) Revocation of permits.

- (A) Upon conviction of a violation of this Chapter, all Tree or Plant Removal Permits issued to the convicted person, firm, or corporation shall be revoked.
- (B) No new or additional Tree or Plant Removal Permits shall be issued to the permittee for a period of one year from the date of conviction.
- (C) Additionally, in the Desert Region the permittee shall be required to surrender unused wood receipts or tags and seals to the Director.

Adopted Ordinance 4011 (2007); Amended Ordinance 4043 (2008); Amended Ordinance 4067 (2009)

88.01.060 Desert Native Plant Protection

This Section provides regulations for the removal or harvesting of specified desert native plants in order to preserve and protect the plants and to provide for the conservation and wise use of desert resources. The provisions are intended to augment and coordinate with the Desert Native Plants Act (Food and Agricultural Code Section 80001 et seq.) and the efforts of the State Department of Food and Agriculture to implement and enforce the Act.

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- (a) **Definitions.** Terms and phrases used within this Section shall be defined in Division 10 (Definitions) and/or defined by the California Food and Agricultural Code. The California Food and Agricultural Code definition, if one exists, shall prevail over a conflicting definition in this Development Code.
- (b) **Applicability.** The provisions of this Section shall apply to desert native plants specified in Subsection (c) (Regulated desert native plants) that are growing on any of the following lands, unless exempt in compliance with Section 88.01.030 (Exempt Activities):
 - (1) Privately owned or publicly owned land in the Desert Region.
 - (2) Privately owned or publicly owned land in any parts of the Mountain Region in which desert native plants naturally grow in a transitional habitat.
- (c) **Regulated desert native plants.** The following desert native plants or any part of them, except the fruit, shall not be removed except under a Tree or Plant Removal Permit in compliance with Section 88.01.050 (Tree or Plant Removal Permits). In all cases the botanical names shall govern the interpretation of this Section.
 - (1) The following desert native plants with stems two inches or greater in diameter or six feet or greater in height:
 - (A) *Dalea spinosa* (smoketree).
 - (B) All species of the genus *Prosopis* (mesquites).
 - (2) All species of the family *Agavaceae* (century plants, nolin, yuccas).
 - (3) Creosote Rings, 10 feet or greater in diameter.
 - (4) All Joshua trees.
 - (5) Any part of any of the following species, whether living or dead:
 - (A) *Olneya tesota* (desert ironwood).
 - (B) All species of the genus *Prosopis* (mesquites).
 - (C) All species of the genus *Cercidium* (palos verdes).

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- (d) **Compliance with Desert Native Plants Act.** Removal actions of all plants protected or regulated by the Desert Native Plants Act (Food and Agricultural Code Section 80001 et seq.) shall comply with the provisions of the Act before the issuance of a development permit or approval of a land use application.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

88.01.070 Mountain Forest and Valley Tree Conservation

This Section provides regulations to promote conservation and wise use of forest resources in the Mountain Region and native tree resources in the Valley Region. The provisions are intended to augment and coordinate with the Z'berg-Nejedly Forest Practice Act of 1973 (Public Resources Code Section 4526 et seq.) and the efforts of the State Department of Forestry and Fire Protection to implement and enforce the Act.

(a) **Applicability.**

- (1) **Private harvesting.** The provisions of this Section apply to the private harvesting of all trees growing on private land and on public land in the unincorporated Mountain Region and Valley Region.
- (2) **Commercial harvesting.** The commercial harvesting of trees shall be prohibited, except as allowed by and authorized by the State Department of Forestry and Fire Protection in compliance with the Z'berg-Nejedly Forest Practice Act of 1973 (Public Resources Code Section 4526 et seq.).
- (b) **Regulated trees.** The following trees shall only be removed with an approved Tree or Plant Removal Permit issued in compliance with Section 88.01.050 (Tree or Plant Removal Permits):
- (1) **Native trees.** A living, native tree with a six inch or greater stem diameter or 19 inches in circumference measured 4.5 feet above natural grade level.
- (2) **Palm trees.** Three or more palm trees in linear plantings, which are 50 feet or greater in length within established windrows or parkway plantings, shall be considered to be heritage trees and shall be subject to the provisions of this Chapter regarding native trees.
- (c) **Tree protection from insects and disease.** For regulations on the treatment and disposition of felled trees, see Section 88.01.090 (Tree Protection from Insects and Disease).

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

88.01.080 Riparian Plant Conservation

This Section provides regulations to promote healthy and abundant riparian habitats that protect watersheds; control transmission and storage of natural water supplies; provide unique wildlife habitats for rare, endangered and threatened plants and animals; provide attractive environments; control natural soil erosion and sedimentation to protect stream banks subject to erosion and undercutting; and provide sufficient shade to reduce temperature and evaporation and the growth of algae in streams. The provisions of this Section are intended to augment and coordinate with the responsibilities of the California Department of Fish and Game.

(a) Applicability.

- (1) Applicable areas.** The provisions of this Section shall apply to all riparian areas located on private land in all zones within the unincorporated areas of the County and to riparian areas on public land owned by the County, unless exempt as specified by Section 88.01.030 (Exempt Activities) and by Subsection (2) (Exemptions), below.
- (2) Exemptions.** The provisions of this Section shall not apply to:
 - (A) Emergency Flood Control District operations or water conservation measures established and authorized by an appropriate independent Special District.
 - (B) An area that has an existing man-made impervious structure, which is greater than 120 square feet in roof area, between the area proposed to be disturbed by a development permit and the bank of a subject stream, as measured in a straight line perpendicular to the centerline of the stream.

(b) Regulated riparian plants.

- (1) Vegetation described.** The removal of vegetation within 200 feet of the bank of a stream, or in an area indicated as a protected riparian area on an overlay map or Specific Plan, shall require approval of a Tree or Plant Removal Permit in compliance with Section 88.01.050 (Tree or Plant Removal Permits) shall be subject to environmental review.
 - (2) Streams.** For the purposes of this Section, streams include those shown on United States Geological Survey Quadrangle topographic maps as perennial or intermittent, blue or brown lines (solid or dashed), and river wash areas.
- (c) Preconstruction inspections.** Preconstruction inspections shall include the verification of the presence of riparian vegetation.
- (d) Conditions of approval.** Conditions of approval for removal of riparian vegetation may be imposed in addition to, and in combination with, any condition imposed in compliance with Section 88.01.050 (Tree or Plant Removal Permits).

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

88.01.090 Tree Protection from Insects and Disease

This Section provides regulations for the treatment and disposition of felled trees in the Mountain Region to protect against damaging insects (e.g. bark beetles) and diseases. The intent is to mitigate the serious danger posed to forests from coniferous trees that are cut in land clearing operations and are then allowed to remain exposed and untreated against noxious insects, which then multiply in the felled trees to later attack and damage healthy coniferous trees.

- (a) **Applicability.** The provisions in this Section apply to coniferous trees located on land in the Mountain Region. Every person, firm, or corporation, whether as principal, agent, or employee, that has control of, right of entry on, or access to land in the Mountain Region shall comply with this Section.
- (b) **Treatment of felled trees.** Except as otherwise provided by this Section, felled coniferous trees, portions of trees, and stumps shall be treated in compliance with at least one, or a combination, of the following methods and the method in Subsection (c) (Stump treatment), below, within 15 days after a coniferous tree has been cut.
 - (1) Remove to a solid waste disposal site specifically designated by the County for this type of use.
 - (2) Burn sufficiently to consume the bark, when allowed by the Fire Department and the Air Pollution Control District.
 - (3) Lop and scatter material less than four inches in diameter so that it is piled no higher than 24 inches above the ground, when allowed by the Fire Department.
 - (4) Remove the bark
 - (5) Chip or grind.
 - (6) Split and scatter with bark toward the sun for a minimum of 45 consecutive days or until final inspection is completed, whichever is less.
 - (7) Stack in the sun and cover with six mil clear plastic, which has a continuous seal from the outside and for at least 180 days.
 - (8) Spray with a commercial insecticide, as approved by the Agricultural Commissioner for these insects and purposes.

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- (9) Treat under any other method approved by the enforcement officer in writing.
- (c) **Stump treatment.** Fresh cut stumps of live coniferous trees shall be protected from infection by Annosus Root Rot (*Fomes annosus*) with borax powder (granular tech, 10 mole) as soon as possible after felling, covering the entire newly exposed cut and/or broken surface completely with a thin uniform layer of white borax within two hours.
- (d) **Inspections.** In the case of construction activity, the Building Official shall not approve development permit inspections until felled coniferous trees, portions of trees, and stumps are treated in compliance with this Section.
- (e) **Certificate of compliance.** Where trees have been treated by an approved method and the evidence of treatment is not readily observable to the inspector on the construction site, the Building Official shall require a permittee to obtain a certificate that the treatment has been completed in an acceptable manner. The certificate may be from one of the following authorities:
 - (1) Fire Chief.
 - (2) Agricultural Commissioner.
 - (3) Appropriately certified Pest Control Adviser as defined in Food and Agriculture Code Section 11401 et seq.
 - (4) Qualified Applicator as defined in Food and Agriculture Code Section 11401 et seq.
- (f) **Extension of time of enforcement.** If compliance with Subsection (b) (Treatment of felled trees) and Subsection (c) (Stump treatment) within the specified time periods is impractical because of inaccessibility to the cut timber due to snow or flooding, an enforcement officer may extend the period of time for compliance.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

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