

Initial Study for United States Cold Storage Hesperia

Prepared for:

**City of Hesperia
Planning Department**

9700 Seventh Avenue

Hesperia, California 92345

Contact: Ryan Leonard, Senior Planner

Prepared by:

Lilburn Corporation

1905 Business Center Drive

San Bernardino, CA 92408

(909) 890-1818

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ACRONYMS AND ABBREVIATIONS

AQMP	Air Quality Management Plan
BMP	Best Management Practice
CalFire	California Department of Forestry and Fire Protection
CalTrans	California Department of Transportation
CBC	California Building Code
CEQA	California Environmental Quality Act
CIBP	Commercial/Industrial Business Park
City	City of Hesperia
County	County of San Bernardino
EIR	Environmental Impact Report
GHG	Greenhouse Gas Emissions
HRPD	Hesperia Recreation and Parks Department
IS	Initial Study
LOS	Level of Service
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resources Conservation Science
Proposed Project	Hesperia US Cold Storage Warehouse Facility
SCAQMD	South Coast Air Quality Management District
Specific Plan	Hesperia Main Street and Freeway Corridor Specific Plan
SWPPP	Storm Water Pollution Prevention Plan
VHFHSZ	Very High Fire Hazard Severity Zones

1.0 INTRODUCTION

1.1 Project Overview

The City of Hesperia (“City”) received an Application from United States Cold Storage to construct and operate a cold storage warehouse facility for frozen and refrigerated food trucks on a 78.7-acre property located at the northeast corner of State Highway 395 (US-395) and Yucca Terrace Drive. Implementation of the Proposed Project will require the following approvals from the City:

- Approval of Conditional Use Permit (CUP20-00005)
- Approval of a Tentative Parcel Map
- Approval of Development Agreement

The Project Site occurs on the east side of US-395, the north side of Yucca Terrace Drive and the south side of Avenal Street in the City of Hesperia (See Figure 1-Regional Location and Figure 2-Project Vicinity). The Project Site is located on Assessor’s Parcel Numbers 3064-421-01, -02 & -03). Specifically, the project is located in Section 15, Township 4 North, Range 5 West, as depicted on the USGS Baldy Mesa 7.5-minute quadrangle map.

The Proposed Project would include one building on the northern portion of the Project Site that is proposed to be a total of 515,334 square-feet. It would include both two-story and high bay warehousing areas and 31,594 square-feet of office space. The second building on the southern portion of the property is proposed to be a total of 531,434 square-feet and would include a two-story warehousing area and 31,594 square-feet of office space. Each building would also include a 71,352 square-foot loading dock for truck trailers that includes a 23,522 square-foot area for driver services. The maximum height of the two warehouse buildings is proposed to be approximately 150 feet. The Proposed Project also includes a bioretention basin on the northeast corner of the site to capture and treat stormwater. A solar array field is proposed in the east portion of the Project Site to generate approximately 2.35 MW to serve the facility; no energy generated would be sold to the grid. Also proposed are passenger vehicle parking spaces and landscaping (see Figure 3-Site Plan).

1.2 California Environmental Quality Act Compliance

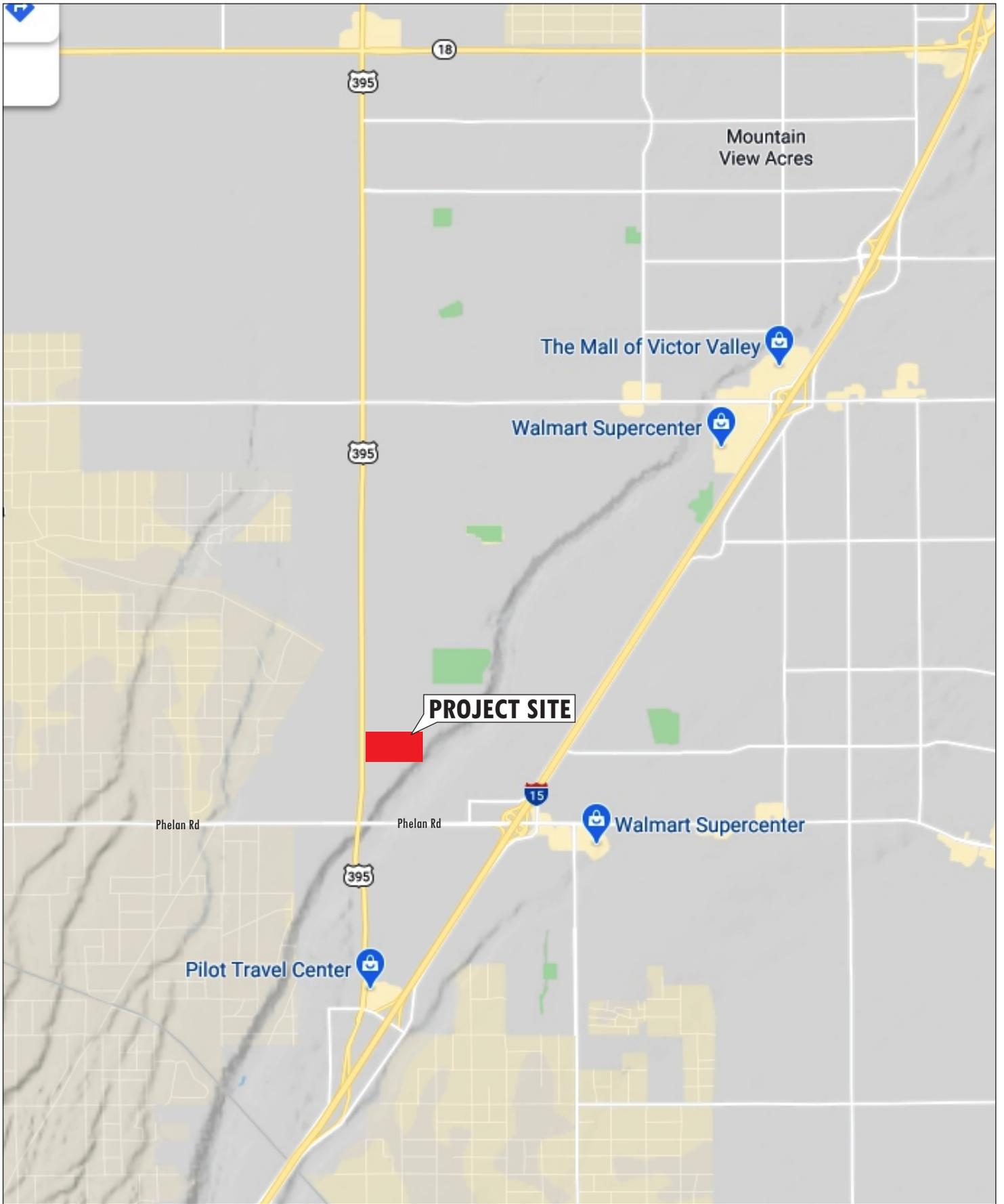
The California Environmental Quality Act (CEQA) serves as the main framework of environmental law and policy in California. CEQA emphasizes the need for public disclosure and identifying and preventing environmental damage associated with proposed projects. Unless the project is deemed categorically or statutorily exempt, CEQA is applicable to any project that must be approved by a public agency in order to be processed and established. The Proposed Project considered herein does not fall under any of the statutory or categorical exemptions listed in the 2018 CEQA Statute and Guidelines (California PRC, Section 21000 et seq.; 14 CCR 15000 et seq.); therefore, it must meet CEQA requirements.

The intent of this document is to provide an overview and analysis of the environmental impacts associated with the Proposed Project by the City, acting as the lead agency. The document is accessible to the public, in accordance with CEQA, in order to receive feedback on the project’s

potential impacts, as well as the scope of the project's environmental impact report (EIR) (14 CCR Section 15121[a]).

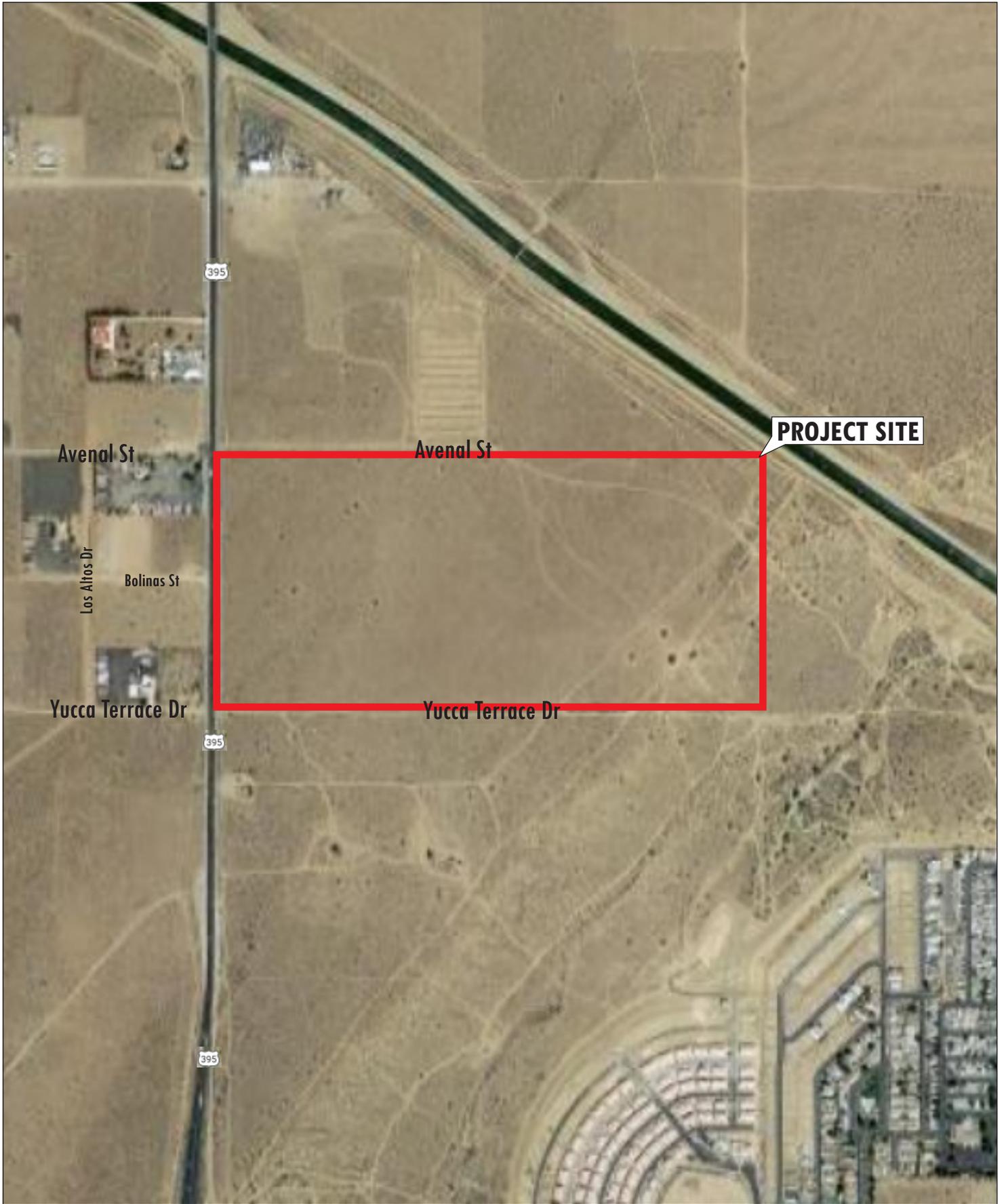
1.3 Availability of the Notice of Preparation and Initial Study

The Initial Study (IS)/Notice of Preparation (NOP) for the project is being distributed directly to agencies, organizations, and interested groups and persons during the scoping period. The IS/NOP is also available for review at the City of Hesperia, Planning Department, 9700 Seventh Avenue, Hesperia, California 92345.



REGIONAL LOCATION
 United States Cold Storage Hesperia
 Hesperia, California

FIGURE 1



PROJECT SITE

Avenal St

Avenal St

Los Altos Dr

Bolinas St

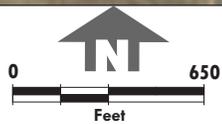
Yucca Terrace Dr

Yucca Terrace Dr

395

395

395



Source: Lilburn Corporation, May, 2020.

LILBURN
CORPORATION

PROJECT VICINITY
United States Cold Storage Hesperia
Hesperia, California

FIGURE 2

2.0 PROJECT DESCRIPTION

2.1 Project Location

The Project Site is located in the northwestern part of the City of Hesperia. It is located within the Hesperia Main Street and Freeway Corridor Specific Plan (Specific Plan). The Project Site lies along the east side of Highway 395, between Yucca Terrace Drive and Avenal Street. The California Aqueduct is adjacent to the northeast of the site. The site is currently vacant and is described as Assessor's Parcel No. 3064-421-01, -02 and -03. The Project Site is in Section 15, Township 4 North, Range 5 West, as depicted in the U.S. Geological Survey Baldy Mesa, California 7.5-minute topographic quadrangle map. Regional access to the Project Site is via Interstate 15 and Highway 395.

2.2 Environmental Setting

City of Hesperia

Hesperia is located north of the Cajon Pass, 35 miles north of San Bernardino, 80 miles northeast of Los Angeles and 195 miles south of Las Vegas, Nevada at the intersection of Highway 395 and Interstate 15. Hesperia is one of the incorporated cities in the Victor Valley region of San Bernardino County. The City is approximately 110 square miles and is located in a transitional area between the foothills of the San Bernardino Mountains to the south and Mojave Desert to the north. Therefore, the City contains a wide range of soil types, plant communities, slope conditions and other physical characteristics. The City, in general, slopes from southwest to northeast, with surface and subsurface flows trending away from the foothills and towards the Mojave River, which flows north. The City is bounded by the City of Victorville to the north, City of Apple Valley to east, unincorporated San Bernardino County land to the south, and the unincorporated community of Oak Hills to the west. Interstate 15, Highway 395 and State Route 138 provide regional access to the City.

Existing Project Site

The approximately 78.7-acre Project Site is currently vacant, undeveloped and consists of three parcels. Elevations on-site range from 3,450 feet to 3,525 feet. The Project Site is part of the Main Street and Freeway Corridor Specific Plan (Specific Plan). According to the City's General Plan and Specific Plan, the Project Site has a current land use and zoning designation of Commercial/Industrial Business Park (CIBP). The CIBP land use designation allows for service commercial, light industrial, light manufacturing, and industrial support uses.

Surrounding Land Uses and Setting

The Project Site is surrounded by the land uses and land use/zoning designations listed below.

Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	Land Use/Zoning Designation
North	Vacant	CIBP
South	Vacant	CIBP
East	Vacant, California Aqueduct	CIBP
West	Highway 395, Vacant, Scattered Commercial and Industrial Uses	CIBP

2.3 Project Characteristics

On-Site and Off-Site Improvements

The Proposed Project would include one building on the northern portion of the Project Site that is proposed to be a total of 515,334 square-feet. It would include both two-story and high bay warehousing areas and 31,594 square-feet of office space. The second building on the southern portion of the property is proposed to be a total of 531,434 square-feet and would include a two-story warehousing area and 31,594 square-feet of office space. Each building would also include a 71,352 square-foot loading dock for truck trailers that includes a 23,522 square-foot area for driver services. The maximum height of the two warehouse buildings is proposed to be approximately 150 feet. The Proposed Project also includes a bioretention basin on the northeast corner of the site to capture and treat stormwater. A solar array field is proposed in the east portion of the Project Site to generate approximately 2.35 MW to serve the facility; no energy generated would be sold to the grid. Also proposed are passenger vehicle parking spaces and landscaping.

Site Access, Circulation and Parking

Regional access to the Project Site includes Highway 395 immediately adjacent to the west, and Interstate (I) 15, located approximately 1 mile east. Access to the site would be provided via a driveway on the south side from Yucca Terrace Drive, a driveway from the north side from Avenal Street and two exit-only/fire access driveways; one on the north edge of the property from Avenal Street and one on the south edge of the property from Yucca Terrace Drive. Project improvements also include paving Avenal Street and Yucca Terrace Drive, which are both currently dirt roads.

Storm Drain and Other Utility Improvements

The Proposed Project includes a combination of an at grade detention basin and potentially subsurface catch basins to capture and treat on-site stormwater. Also, given the vacant, undeveloped nature of the Project Site, both dry and wet utilities, including domestic water, sanitary sewer, and electricity, would need to be extended onto the Project Site.

2.4 Project Approvals

The City of Hesperia requires the following entitlements to approve the Proposed Project:

- Conditional Use Permit
- Tentative Parcel Map
- Development Agreement

Subsequent non-discretionary approvals (which would require separate processing through the City) would include, but may not be limited to a grading permit, building permits, and occupancy permits. Note that the preceding list of actions and/or approvals is preliminary and may not be comprehensive.

3.0 INITIAL STUDY CHECKLIST

1) Project Title:

United States Cold Storage Hesperia

2) Lead agency name and address:

City of Hesperia, Planning Department
9700 Seventh Avenue
Hesperia, California 92345

3) Contact person:

Ryan Leonard
Senior Planner
(760)947-1651
rleonard@cityofhesperia.us

4) Project location:

The Project Site consists of three parcels: 3064-421-01, -02 and -03. It is located along the east side of Highway 395 and is bounded by Yucca Terrace Drive on the south and Avenal Street on the north. The California Aqueduct passes the northeastern corner of the Project Site. The Project Site is in Section 15, Township 4 North, Range 5 West, as depicted in the U.S. Geological Survey Baldy Mesa, California 7.5-minute topographic quadrangle map.

5) Project sponsor's name and address:

United States Cold Storage, Inc.
Ferry Terminal Building
2 Aquarium Drive, Suite 400
Camden, NJ 08103

6) General Plan designation:

Main Street / Freeway Corridor Specific Plan – Commercial/Industrial Business Park

7) Zoning:

Commercial / Industrial Business Park

8) Description of project:

- 9)** The Proposed Project would include one building on the northern portion of the Project Site that is proposed to be a total of 515,334 square-feet. It would include both two-story and high bay warehousing areas and 31,594 square-feet of office space. The second building on the southern portion of the property is proposed to be a total of 531,434 square-feet and would include a two-story warehousing area and 31,594 square-feet of office space. Each building would also include a 71,352 square-foot loading dock for truck trailers that includes a 23,522 square-foot area for driver services. The maximum height of the two warehouse buildings is proposed to be approximately 150 feet. The Proposed Project also includes a bioretention basin on the northeast corner of the site to capture and treat stormwater. A solar array field is proposed in the east portion of the Project Site to generate approximately 2.35 MW to serve the facility; no energy generated would be sold to the grid. Also proposed are passenger vehicle parking spaces and landscaping.

10) Surrounding land uses and setting:

Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	Land Use/Zoning Designation
North	Vacant	CIBP
South	Vacant	CIBP
East	Vacant, California Aqueduct	CIBP
West	Highway 395, Vacant, Scattered Commercial and Industrial Uses	CIBP

11) Other public agencies whose discretionary approval is required:

No discretionary approvals from other outside agencies is anticipated at this time.

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

In accordance with California Assembly Bill 52 requirements, the City will initiate Tribal consultation, the results of which will be summarize in the Draft Environmental Impact Report (EIR).

EVALUATION FORMAT

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

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact
--------------------------------	--	-----------------------	-----------

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

1. **No Impact:** No impacts are identified or anticipated, and no mitigation measures are required.
2. **Less than Significant Impact:** No significant adverse impacts are identified or anticipated, and no mitigation measures are required.
3. **Less than Significant Impact with Mitigation Incorporated:** Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures)
4. **Potentially Significant Impact:** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (List of the impacts requiring analysis within the EIR).

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION:

On the basis of this initial evaluation:

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


 Signature (Reviewed by Ryan Leonard, Senior Planner)

6/22/2020
 Date

EVALUATION OF ENVIRONMENTAL IMPACTS

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

*Note: Instructions may be omitted from final document.

3.1 Aesthetics

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
I. AESTHETICS , Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Would the project have a substantial adverse effect on a scenic vista?

c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

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

a, c-d) Potentially Significant Impact. The proposed cold storage warehouse facility would be composed of two buildings to include 2-story and high bay storage areas. Structures would not exceed a height of 150 feet. Portions of the Project Site will be paved with concrete for a tractor trailer staging. The Proposed Project also includes a solar array field and bioretention basin. Currently, Joshua Trees are present on the Project Site and are essential components to the area’s aesthetics. Although the Proposed Project would be consistent with the General Plan and Specific Plan, and designed to comply with the City’s Development Code, there is potential for the Proposed Project to substantially damage scenic resources and degrade the existing visual character or quality of public views and its surroundings. Furthermore, the Proposed Project includes the installation of new nighttime lighting, such as lighting for on-site parking, on outside of the buildings, and from vehicles entering and exiting the Project Site. Lighting generated from the Proposed Project could potentially adversely affect nighttime views in the area. Therefore, potential visual impacts of the Proposed Project will be analyzed further in the EIR.

- b) ***Would the project substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?***

Less than Significant Impact. The Project Site is not adjacent to or near any State-eligible or State-designated Scenic Highway as there are no scenic highways that traverse the City. The nearest State Scenic Highway is State Highway 58, which is approximately 40 miles north of the Project Site. Therefore, the Proposed Project would not substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway. Less than significant impacts are identified or anticipated, and no further analysis is required in the EIR.

3.2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Will the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

No Impact. The California Department of Conservation’s Farmland Mapping and Monitoring Program identifies the Project Site as “Grazing Land” in the San Bernardino County Important Farmland 2016 Sheet 2 of 2 maps. Grazing land is land on which the existing vegetation is suited to the grazing of livestock. No prime farmland, unique farmland, or farmland of statewide importance occurs on grazing land. The Proposed Project would not convert farmland to a non-agricultural use. Therefore, no impacts are identified or anticipated, and no further analysis is required in the EIR.

b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

No Impact. According to San Bernardino County's Interactive Agricultural Resources Map, the Project Site is not under or adjacent to any lands under a Williamson Contract. The Project Site and surrounding properties have a current zoning of Community/Industrial Business Park and would not conflict with existing agricultural zoning or agricultural uses. Therefore, no impacts are identified or anticipated, and no further analysis is required in the EIR.

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. As shown on the General Plan Land Use map, the Project Site has a current zoning of Community/Industrial Business Park. Furthermore, no timberlands or forest lands are located within the City of Hesperia, a High Desert community. The Project Site is not located on or adjacent to forestland. Therefore, less than significant impacts are identified or anticipated, and no further analysis is required in the EIR.

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

No Impact. The Project Site is not located within forestland and would not result in a conversion of forest land to non-forest use. Therefore, no impacts are identified or anticipated, and no further analysis is required in the EIR.

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 non-forest use?*

No Impact. The Proposed Project is the development of a cold storage warehouse facility. It would not involve changes in the existing environment that could result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. Therefore, no impacts are identified or anticipated, and no further analysis is required in the EIR.

3.3 Air Quality

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district might be relied upon to make the following determinations. Will the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The Project Site is located in the Mojave Desert Air Basin (MDAB). The MDAB encompasses the desert portion of San Bernardino County. The Mojave Desert Air Quality Management District (MDAQMD) has jurisdiction over air quality issues and regulations within the City of Hesperia that includes the project area and is responsible for updating the Air Quality Management Plan (AQMP). The AQMP was developed for the primary purpose of controlling emissions to maintain all federal and state ambient air standards for the district. The Proposed Project is an acceptable use at the Project Site and there is no proposed zone change or General Plan Amendment. No adverse impacts are identified or are anticipated, and no mitigation measures are required.

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 substantial emissions (such as odors or dust) adversely affecting a substantial number of people?

b-d) Potentially Significant Impact. According to the General Plan, the City’s air quality is largely impacted by significant concentrations of ozone and particulate matter. Hesperia is impacted significantly by fugitive dust primarily from unpaved roads, construction activities, and local disturbed areas.

The MDAQMD has established the following significant daily emissions thresholds for determining whether the impacts from a proposed project would be considered significant per CEQA:

Carbon Monoxide (CO)	548 lbs/day
Oxides of Nitrogen (NO _x)	137 lbs/day
Reactive Organic Gasses (ROG)	137 lbs/day
Oxides of Sulfur (SO _x)	137 lbs/day
Particulate Matter (PM ₁₀)	82 lbs/day
Particulate Matter (PM _{2.5})	65 lbs/day

Construction emissions are considered short-term, temporary emissions, however operational emissions from truck traffic, dock loading and unloading, and on-site equipment use may exceed emissions criteria. An air quality analysis will be prepared for the EIR and mitigation measures will be recommended as applicable.

3.4 Biological Resources

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) ***Would the project have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?***
- b) ***Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?***

- c) ***Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means?***
- d) ***Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?***
- e) ***Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?***
- f) ***Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?***

- a- **Potentially Significant Impacts.** According to the City General Plan, the City of Hesperia is located in a distinct biological area defined by the Mojave Desert and San Bernardino National Forest. This area supports a diverse range of biological resources, including vegetation/plant communities and special status species. According to the California Natural Diversity Database (CNDDDB), California Native Plant Society Electronic Inventory, and other relevant literature and databases, 13 sensitive species and 3 listed species, have been documented in the *Baldy Mesa* and *Hesperia* quads. This list of sensitive species and habitats includes any State and/or federally listed threatened or endangered species, California Department of Fish and Wildlife designated Species of Special Concern (SSC) and otherwise Special Animals. According to the CNDDDB and other relevant databases, no sensitive habitat, including US Fish and Wildlife Service designated critical habitat, occurs within or adjacent to the Project Site. However, suitable habitat for the burrowing owl does exist within the project area.
- f)

Furthermore, there are a number of protected Joshua trees on the Project Site. The City of Hesperia has a Development Code Chapter 16.24 specifically addresses the protection of desert plants within the City. The development code was searched prior to the site visit and it states:

The City finds that it is in the public interest to promote the continued health of this city's abundant and diverse plant resources, by providing regulations and guidelines for the management of the plant resources on property or combinations of property under private or public ownership.

A Biological Resources Assessment and Protected Plant Preservation Plan were prepared for the Proposed Project and will be included in the EIR. The EIR will assess potential biological impacts and recommend mitigation measures to avoid or reduce any potentially significant impacts.

3.5 Cultural Resources

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

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

a-c) Potentially Significant Impacts. As shown on the General Plan Cultural Resources Assessment, Exhibit 5, “Cultural Resource Sensitivity Key Map,” the Project Site is an area considered to have medium sensitivity for cultural resources. Construction of the Proposed Project would have the potential to disturb previously unknown historical or archaeological cultural resources, or human remains. Therefore, a Cultural Resources Investigation will be prepared and any potentially adverse impacts to cultural resources will be analyzed further in the EIR.

3.6 Energy

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

a) *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use 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?*

- a-** **Potentially Significant Impact.** The Project Site is currently undeveloped and vacant. Although the
- b)** Proposed Project includes a solar panel array to generate electricity for on-site use, other energy sources may be required for operation of the cold storage warehouse facility. Implementation of the Proposed Project would result in a permanent increase in energy use compared to existing conditions. Therefore, energy use will be analyzed further in the EIR.

3.7 Geology and Soils

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
VII. GEOLOGY AND SOILS - Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Would the project Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other

substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less than Significant Impact. Earthquakes, due to their ground acceleration and shifting, can cause major damage to buildings and create dangerous hazards to people through injury or death. As such, the Alquist-Priolo Earthquake Fault Zoning Act prohibits the construction of new habitable structures near and on an active fault. According to the City General Plan, Hesperia is near the San Andreas fault and other seismically active earthquake sources, such as the North Frontal, Cleghorn, Cacamonga, Helendale, and San Jacinto faults. The North Frontal fault has the potential to cause the most severe shaking in Hesperia. As shown in the Fault Activity Map of California 2010, the Project Site is not located in a state designated Alquist-Priolo Earthquake Fault Zone. The North Frontal fault, the closest fault to the Project Site, is approximately 11.3 miles southeast of the Project Site. Therefore, less than significant impacts are identified or anticipated, and no further analysis will be required in the EIR.

ii) Strong seismic ground shaking?

Less than Significant Impact. According to the City General Plan, ground shaking can be expected in Hesperia as a result of an earthquake on any of the faults in the region. Seismic shaking can cause liquefaction, a reduction of the soil column, differential settlement at the ground surface and slope failure. As stated above, the Project Site is not located in an Alquist-Priolo Earthquake Fault Zone. The nearest identified seismic and geologic hazard to the Project Site is the North Frontal fault, which is approximately 11.3 miles from the Project Site. While the possibility of seismic ground shaking on-site is possible, it will not be any more severe than that in other areas of the City. The design of any structures on-site would incorporate measures to accommodate projected seismic ground shaking in accordance with the California Building Code (CBC). The CBC is designed to preclude significant adverse effects associated with strong seismic ground shaking. Compliance to the CBC would ensure potential impacts are reduced to a less than significant and the Proposed Project would not expose people or structures to substantial adverse effects, including loss, injury or death, involving seismic ground shaking. Therefore, less than significant adverse impacts are identified or are anticipated, and no further analysis will be required in the EIR.

iii) Seismic-related ground failure, including liquefaction?

Less than Significant Impact. Seismic shaking can cause ground failure, either in the form of liquefaction or slope failure. Ground failure associated with liquefaction can result in severe damage to structures. Liquefaction is a process in which cohesion-less, saturated, fine-grained sand and silt soils lose shear strength due to ground shaking and behave as fluid. Areas with loose, recently deposited sediments and with groundwater within 50 feet of the ground surface are susceptible to liquefaction. According to the City General Plan, geologically young, loose unconsolidated sediments occur throughout Hesperia, but shallow groundwater occurs only within the Mojave River floodplain. As shown on the General Plan Exhibit SF-1, "Map Showing the Seismic Hazards," the eastern boundaries of the City have a potential for liquefaction. The Project Site is located in the northwest end of the City and is not within an area susceptible to liquefaction. In addition, the Proposed Project would be required to comply with the CBC to ensure structural integrity. Therefore, less than significant impacts are identified or anticipated, and no further analysis will be conducted in the EIR.

iv) Landslides?

Less than Significant Impact. Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. As shown on the General Plan Exhibit SF-1, "Map Showing the Seismic Hazards," the Project Site is not located in an area where local topographic and geological conditions suggest the potential for earthquake-induced landslides. The southeastern corner of the Project Site slopes down significantly but will be graded so that the Project Site is leveled. Therefore, less than significant impacts are identified or anticipated, and no further analysis is required in the EIR.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact. Implementation of the Proposed Project would disturb more than one acre of soil. Therefore, the Proposed Project is required to comply with the provisions of the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion. Adherence to BMPs would ensure that the Proposed Project does not result in substantial soil erosion or the loss of topsoil. The Proposed Project would comply with South Coast Air Quality Management District (SCAQMD) Rules 402 and 403, which would reduce construction erosion impacts. Rules 402 nuisance and 403 fugitive dust require the implementation of Best Available Control Measures (BACMs) for each fugitive dust source, and the AQMP, which identifies Best Available Control Technologies (BACTs) for area sources and point sources. Therefore, less than significant adverse impacts are identified or are anticipated, and impacts will not be further analyzed in the EIR.

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 Project Site is not located within an area susceptible to liquefaction or earthquake-induced landslides. It is relatively flat, except for the steep slope on the southeastern corner of the site that would be occupied by part of the solar field. Compliance with the CBC would ensure that potential hazards posed by unstable soil or a geologic unit would be reduced to less than significant. Therefore, this issue will not be analyzed further in the EIR.

d) Would the project be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial direct or indirect risks to life or property?

Less than Significant Impact. Expansive soils are fine grained clay soils generally found in historic floodplains and lakes that swell in volume when they absorb water and shrink when they dry. This change in volume causes stress on buildings and other loads placed on expansive soils. A high shrink-swell potential indicates a hazard to structures built on or with material having this rating. According to the Natural Resources Conservation Science's (NRCS) Web Soil Survey, approximately 65% of the Project Site consists of Cajon Sand. Water readily passes through sandy soils, allowing them to maintain consistent volume and density. The other 35% of the Project Site consists of Hesperia loamy fine sand. Sandy loam soils are usually very stable, showing little change with a change in moisture temperature.

Therefore, less than significant impacts are identified or anticipated, and no further analysis will be conducted in the EIR.

- 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?***

Less than Significant Impact. The Proposed Project does not include the installation of a new septic tank or any other alternative wastewater disposal system. The Proposed Project will construct sewer laterals from each structure to sewer services system along Yucca Terrace Drive for the disposal of wastewater from the Project Site. Therefore, less than significant adverse impact is identified or anticipated, and no further analysis will be conducted in the EIR.

- f) ***Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?***

Potentially Significant Impact. According to the City General Plan, Hesperia has potential for paleontological finds, including fossils, human and animal bones, shells, casts, and tracks. Therefore, potentially significant impacts exist and a paleontological data review will be included in the EIR.

3.8 Greenhouse Gas Emissions

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

- 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 any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?***

a- b) Potentially Significant Impacts. Many gases make up the group of pollutants that contribute to global climate change. The Proposed Project’s construction and operational activities would generate both short-term and long-term greenhouse gas (GHG) emissions. However, Project design and operation would comply with the City of Hesperia Climate Action Plan and the State Building Energy Efficiency Standards related to appliance efficiency regulations, and green building standards.

The Proposed Project is being designed to adhere to City of Hesperia Climate Action Plan and Title 24 order to help decrease energy consumption and GHG emissions to become a more sustainable community and to meet the goals of AB 32. The Proposed Project would comply with any applicable plan, policy or regulation of an agency adopted to reduce GHG emissions, including Title 24, AB 32, and SB 32.

Additionally, GHG emissions generated from vehicular travel may exceed thresholds. Therefore, potentially significant impacts from greenhouse gas emissions will be further evaluated in the EIR.

3.9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS - Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, will it create a significant hazard or excessive noise to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, will the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?**

a- b) **Potentially Significant Impacts.** The Proposed Project is the development of a cold storage warehouse facility. It includes two warehouse buildings, parking for passenger vehicles and semi-trailers, a bioretention basin and solar array field. Implementation of the Proposed Project could

pose significant hazards related to hazardous materials to the public or environment. Therefore, potentially significant impacts will be further evaluated in the EIR.

- 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. The nearest school to the Project Site is the San Joaquin Valley College, located at 9331 Mariposa Road. It is located approximately 0.97 miles southeast of the Project Site. No schools are located within one-quarter mile of an existing or proposed school. Therefore, no impacts are identified or anticipated, and no further analysis is required in the EIR.

- d) ***Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?***

No Impact. The Project Site was not found on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control's EnviroStor data management system. EnviroStor tracks cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. No hazardous materials sites are located within or in the immediate vicinity of the Project Site. Furthermore, as shown on Exhibit 2 of the City General Plan Safety Element, "High Fire Hazard Areas, Flood Zones, and Significant Hazardous Materials Sites," the Project Site and its immediate vicinity are not significant hazardous materials sites. Therefore, no impacts are identified or are anticipated, and no further analysis is required in the EIR.

- e) ***For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?***

No Impact. The Project Site is not located within any airport overlays in the City General Plan. The closest airport to the Project Site is Hesperia Airport, located approximately 5.5 miles southeast of the site. The Project Site is not located within two miles of a public airport or public use airport. Therefore, the Proposed Project would not result in a substantial safety hazard related to airports. No impacts are identified or anticipated, and no further analysis is required in the EIR.

- f) ***Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?***

Less than Significant Impact. In the event of a disaster, identifying which of the potential temporary shelters will be opened and which routes are the safest should be completed before evacuation orders are issued. According to the City's Hazard Mitigation Plan, the City will identify roadways and railways that hazardous materials are routinely transported. If critical facilities with special evacuation needs are located along these routes, the City will cooperate with these facilities in identifying emergency response plans to be implemented in the events of a hazardous materials incident. The Project Site is adjacent to Highway 395. According to the City General Plan Safety Element Exhibit 4, "Potential Emergency Shelters and Evacuation Routes," Highway 395 is identified as a potential evacuation route. The Proposed Project does not include uses that would interfere with emergency evacuation via Highway 395. During construction and operation of the Proposed Project, the contractors would be required to maintain adequate access for emergency vehicles, as

is required by the County. The Project Site and its immediate vicinity do not contain any emergency shelters or facilities. Therefore, less than significant impacts are identified or anticipated, and no further analysis is required in the EIR.

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

Potentially Significant Impact. The Project Site is located in a desert region that is sparsely developed, but becoming more densely developed with industrial, commercial and residential uses. There are no wildlands located within the vicinity. However, the Project Site is located within Fire Safety Area 2 (FS2). FS2 corresponds to areas that are periodically subject to high wind conditions and have the potential of dramatically spreading wildland fires. Therefore, potentially significant impacts related to wildland fires will be further analyzed in the EIR.

3.10 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY - Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) **Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water 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:**

i) result in substantial erosion or siltation on- or off-site;

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

e) *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

a- c,e **Potentially Significant Impacts.** The Proposed Project would develop approximately 78.8 acres of currently vacant and undeveloped land. There is the potential to change drainage patterns in the area and to contribute storm water runoff water from a currently undeveloped and pervious site. Additionally, erosion of soils could occur due to a storm event. The Proposed Project is subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. Requirements of the permit include development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion. The site also overlies an adjudicated groundwater basin. Therefore, potentially significant impacts to groundwater supplies, water quality and drainage patterns will be discussed further in the EIR.

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

Less than Significant Impact. Due to the Project Site's distance from the Pacific Ocean and any other significant body of water, tsunamis and seiches are not potential hazards to the Project Site and surrounding properties. The Project Site is adjacent to the California Aqueduct. The Proposed Project would be subject to the NPDES permit requirements to reduce the risk of releasing pollutants. Requirements of the permit include development and implementation of a SWPPP. The purpose of the SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of storm water associated with construction activities and 2) identify, construct, and implement storm water pollution control measures to reduce pollutants in storm water discharges from the construction site during and after construction. The SWPPP must include BMPs to control and abate pollutants. Additionally, as shown on the City General Plan Safety Element Exhibit 2, "State and Federal Responsibility Areas," the Project Site is located within a zone that corresponds to areas outside of the 100-year flood or areas protected from the 100-year flood by levees. Therefore, less than significant impacts are identified or anticipated, and no further analysis is required in the EIR.

3.11 Land Use and Planning

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

a) *Would the project Physically divide an established community?*

No Impact. The Project Site is currently vacant. It is surrounded by commercial development and vacant land to the west, and vacant land to the north, east and south. These commercial establishments are spatially disconnected. In general, the Project Site is in a rural area of Hesperia. The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility in an existing community or between a community and an outlying area. The Proposed Project is the development of a cold storage warehouse facility and would not physically divide an established community. Therefore, no impacts are identified and no further analysis is required in the EIR.

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?*

Less than Significant Impact. The Project Site is part of the Main Street Freeway Corridor Specific Plan. The Proposed Project is partially consistent with the City General Plan and Specific Plan land use designation and zoning of Commercial/Industrial Business Park (CIBP). The maximum height allowed in the CIBP zone is 60 feet. The maximum height of the buildings is proposed to be approximately 150 feet high which would be inconsistent with this zoning. The City is processing a Specific Plan amendment to increase the maximum height requirement within this zone that will allow for the 150-foot building. With the approval of the CUP and adoption of the Specific Plan amendment, the Proposed Project would be consistent with the CIBP zoning. The CIBP zone is intended to create consolidated areas for employment-creating uses in a business park setting. This zone primarily falls in three of the land use districts: Main Street/Interstate-15 District, Highway 395/Interstate-15 District and Industrial District. The Project Site is within the Main Street/Interstate-15 District. This District takes advantage of the intersection of two important corridors in the City: Main Street and Interstate-15. It is intended to be a mixed-use district emphasizing large-scale regional commercial and service uses that are designed to serve the region as a whole. This district is also intended to capture employment-generating uses along Highway 395. The Proposed Project is consistent with the following Specific Plan goals and policies:

1. **Goal LU-1b:** Provide for continuing growth within the Specific Plan area, with land uses and intensities appropriately designated to meet the needs of anticipated growth and to achieve the community's objectives.

Consistent: The Proposed Project is consistent with the intended uses for CIBP zone and the Main Street/Interstate-15 District. Development of the Project Site would provide for growth within the Specific Plan area. The Proposed Project would provide employment opportunities for the community and can serve commercial establishments within the City.

2. **Policy LU-1.1:** With the adoption of the Specific Plan, establish land use districts that have complimentary rather than competitive uses/zones, and maintain the integrity of and interrelationships between these zones.

Consistent: The Project Site part of the Main Street/Interstate-15 District. It is currently vacant and is surrounded by vacant land and scattered commercial uses. There are no other cold storage warehouses present in the immediate vicinity. Moreover, the Proposed Project would serve nearby commercial establishments, as well as future commercial developments.

3. **Goal LU-2:** Create a jobs/housing balance in the City.

Consistent: According to the City General Plan, Hesperia had a larger proportion of residents being employed in the transportation, construction, and maintenance fields. Implementation of the Proposed Project would generate warehouse jobs that would be fulfilled by City residents. The Proposed Project is anticipated to require approximately 165 employees. The Proposed Project is consistent with the intended uses within the CIBP Zone and Main Street/Interstate-15 District. It would not interfere with zones set aside for residential development.

4. **Policy LU-2.1:** Designate land near Interstate-15 and Highway 395 for freeway-oriented commercial and industrial/business park development.

Consistent: The Project Site is adjacent to Highway 395 and approximately 0.74 miles northwest of Interstate-15. It has a current land use designation of Community/Industry Business Park (CIBP). The CIBP zone is intended to provide for service commercial, light industrial, light manufacturing, and industrial support uses, mainly conducted in enclosed buildings, which will produce only a small environmental impact, such as noise, vibration, air pollution, glare. The Proposed Project is the development of a cold storage warehouse facility and is consistent with the MSFCSP land use designation.

5. **Policy LU-2.2:** Add to the City's industrial land base where logically and physically possible to do so.

Consistent: The Project Site is currently vacant and undeveloped. It is located within an area designated as CIBP. The Proposed Project includes a conventional cold storage and an automated cold storage. Implementation of the Proposed Project would therefore enhance the City's industrial land base.

6. **Goal LU-6:** Make use of vacant sites with the Specific Plan area.

Consistent: Implementation of the Proposed Project would develop the currently vacant and undeveloped Project Site. Additionally, the Proposed Project would support the goals and policies designated for the CIBP Zone and Main Street/Interstate-15 District.

7. **Policy LU-6.2:** Encourage consolidation of small lots for redevelopment opportunities for larger, unified, high quality projects.

Consistent: The Project Site consists of three parcels that would be developed for the construction of a cold storage warehouse facility and solar array field.

The Proposed Project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. It is consistent with Specific Plan policies and can contribute to achieving Specific Plan goals. Therefore, less than significant impacts are identified or are anticipated, and no further analysis is required in the EIR.

3.12 Mineral Resources

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
XII. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

No Impact. According to the California Department of Conservation, Mineral Land Classification map, the Project Site occurs in the southwestern region of San Bernardino County, specifically in the Open File Report (OFR) 94-07, Plate 1. As identified on the OFR, the Project Site occurs in Mineral Resource Zone 4 (MRZ-2). An MRZ-4 zone is an area of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources. An area with no known mineral significance would not be valuable to the region or residents of the state until the presence of significant mineral resources is confirmed. Therefore, no impacts are identified or anticipated, and no further analysis is required in the EIR.

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 stated in the City General Plan, areas managed for mineral extraction will be designated as open space. The Project Site has a current land use zoning of Commercial/Industrial Business Park. The mineral resources within the City, like sand, gravel, and stone, are primarily located in the wash areas and Summit Valley. Aggregate resources are located along the West Fork Mojave River and Grass Valley Creek floodplain. Mineral resources in the City are not considered significant due to the vast availability of similar deposits in the region. Furthermore, mineral resources have not been identified within the planning area. Therefore, no impacts are identified or anticipated, and no further analysis is required in the EIR.

3.13 Noise

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
XIII. NOISE - Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?

a- b) Potentially Significant Impact. One of the goals highlighted in the City General Plan is to achieve and maintain an environment which is free from excessive or harmful noise through identification, control and abatement. Construction of the Proposed Project would generate short-term construction noise. Operations would include activities that would generate short-term and long-term noise. Therefore, potentially significant noise impacts will be evaluated further in the EIR.

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?

Less than Significant Impact. The Project Site is not located within any airport overlays in the City General Plan. The closest airport to the Project Site is Hesperia Airport, located approximately 5.5 miles southeast of the site. The Project Site is not located within two miles of a public airport or public use airport. Neither is it located within the vicinity of a private airstrip. Therefore, the Proposed Project would not result in a substantial safety hazard related to airports. Less than significant impacts are identified or anticipated, and no further analysis is required in the EIR.

3.14 Population and Housing

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

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)?*

Less than Significant Impact. The Proposed Project is the development of a cold storage warehouse facility. The Proposed Project is anticipated to require approximately 162 employees, which are anticipated to come from the local labor pool. Construction activities would be temporary and would not attract new employees to the area. The Project Site has a current land designation of Community/Industrial Business Park. The Proposed Project would be consistent with the City General Plan and the Specific Plan. Therefore, any population growth resulting from the implementation of the Proposed Project would be accounted for in the City General Plan and Specific Plan. In addition, according to the City General Plan, the City had a population of approximately 102,600 residents as of 2009. It is anticipated to grow to more than 243,000 residents at build-out. The number of employees under the Proposed project would be an insignificant percentage of the anticipated population growth. Therefore, less than significant adverse impacts are identified or anticipated, and no further analysis is required in the EIR.

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 currently vacant and does not contain any residential housing. No housing would therefore be demolished and no residents would be impacted. Implementation of the Proposed Project would not require construction or replacement housing elsewhere. Therefore, no impacts are identified or anticipated, and no further analysis is required in the EIR.

3.15 Public Services

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
XV. PUBLIC SERVICES				
a) Will the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Fire Protection

Less than Significant Impact. According to the City General Plan, the City adopted and enforces the California Building Code and California Fire Code. Comprehensive safety measures that comply with federal, state, and local worker safety and fire protection codes and regulations would be implemented to minimize the potential for fires to occur during construction and operations. The Proposed Project would be required to comply with County fire suppression standards and adequate fire access. The City of Hesperia and the Sphere of Influence are served by the San Bernardino County Fire Department. San Bernardino County Fire Station 305, at 8331 Caliente Road, is located approximately 0.66 miles north of the Project Site and would provide fire protection services for the Proposed Project. However, City of Victorville Fire Station 315, located at 12802 Eucalyptus Street, is approximately 1.32 miles northeast of the Project Site and may respond to emergency calls in Hesperia. Because the Project Site is near existing fire stations, it is not necessary to construct new fire stations or alter existing ones with the implementation of the Proposed Project. The San Bernardino County Fire Department will review the site plan and issue conditions of approval for the Proposed Project to ensure adequate access.

Furthermore, as mentioned above, the Proposed Project will not lead to substantial population growth. Therefore, implementation of the Proposed Project would not result in unacceptable service ratios, response times or other performance objectives. The Project Applicant's payment of developer impact fees would offset any impacts on fire protection. Therefore, less than significant adverse impacts are identified or anticipated, and no further analysis is required in the EIR.

Police Protection

Less than Significant Impact. The San Bernardino County Sheriff's Department (SBCSD) serves the City of Hesperia. The nearest police station to the Project Site is the Hesperia Police Department, located at 15840 Smoke Tree Street, approximately 4.15 miles east of the Project Site. Currently, the Hesperia Police Department comprises 58 sworn law enforcement personnel, including one captain, one lieutenant, seven sergeants, five detectives, and 44 deputy sheriffs. The law enforcement activities within the City include marked-unit patrol, traffic enforcement, gang enforcement/graffiti/vandalism investigation and abatement, and advanced investigations. The SBCSD reviews staffing needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection.

The Proposed Project is not anticipated to result in substantial population growth. Therefore, implementation of the Proposed Project would not lead to a need to increase police protection services. It would not require additional police stations nor a need to alter existing stations. Additionally, developer impact fees are collected at the time of building permits issuance to offset project impacts. Therefore, less than significant adverse impacts are identified or anticipated, and no further analysis is required in the EIR.

Schools

Less than Significant Impact. The Project Site is within the boundaries of the Hesperia Unified School District. The District consists of 15 elementary schools, three middle school, six high schools, one adult education school and one community day school. Construction activities would be temporary and would not result in substantial population growth. The estimated 162 employees required for operation are expected to come from the local labor force. The Proposed Project is not expected to draw any new residents to the region that would require expansion of existing schools or additional schools. With the collection of development impact fees, impacts related to school facilities are expected to be less than significant and no further analysis is required in the EIR.

Parks

Less than Significant Impact. Parks within the City are primarily owned, operated and maintained by the Hesperia Recreation and Parks Department (HRPD). The nearest park to the Project Site is Sunset Ridge Park, which is approximately 1.35 miles northeast of the Project Site. The Proposed Project would not induce residential development nor significantly increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of any facilities would result. Operation of the Proposed Project would place no demands on parks because it would not involve the construction of housing units and would not involve the introduction of a temporary or permanent human population into the area. Payment of development impact fees will reduce potential impacts on parks to less than significant level. Therefore, less than significant impacts are identified or anticipated, and no further analysis is required in the EIR.

Other Public Facilities

No Impact. The Proposed Project would not result in an increased residential population or a significant increase in the work force. Implementation of the Proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. Therefore, no impact is identified or anticipated, and no further analysis is required in the EIR.

3.16 Recreation

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

- 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. Recreational facilities within the City are owned, operated, and maintained by HRPD. HRPD is a separate entity from the City that also organizes and runs recreational classes and activities for children, youths and adults. As mentioned above, the Proposed Project is anticipated to require 162 employees, which are expected to come from the local labor force. It does not include development of residential housing or other uses that would lead to substantial population growth. Therefore, the Proposed Project would not increase the use of existing neighborhood or regional parks, or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. No impacts are identified or anticipated, and no further analysis is required in the EIR.

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

No Impact. The Proposed Project does not include the construction or expansion of recreational facilities. The expected 162 employees required for the operations of the Proposed Project would come from the local labor force. No recreational facilities would be removed, and the addition of employees for the City would not create the need for additional facilities. Therefore, no impacts are identified or anticipated, and no further analysis is required in the EIR.

3.17 Transportation

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
XVII. TRANSPORTATION – Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) ***Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian facilities?***
- b) ***Would the project conflict or be inconsistent with CEQA Guidelines section 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?***

a-d) Potentially Significant Impact. According to the City General Plan, the City will strive to achieve and maintain a Level of Service (LOS) D or better on all roadways and intersections; LOS E during peak hours shall be considered acceptable through freeway interchanges and major corridors, including Highway 395. The Project Site is currently vacant and undeveloped. Implementation of the Proposed Project would generate additional vehicle trips per day during construction and operations. Therefore, a Traffic Impact Analysis (TIA) will be prepared for the Proposed Project and impacts to transportation will be further analyzed in the EIR. The TIA will include a Vehicle Miles Traveled analyses in accordance with SB 743 requirements.

3.18 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is?				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is?

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or?

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

a, i- ii) Potentially Significant Impact. The Project Site is currently undeveloped and vacant. According to the City General Plan, the City is believed to be the original tribal headquarters of the Mojave Indians. The City was also inhabited by Native American groups like the Serrano and Vanyume Tribes. Implementation of the Proposed Project could disturb unknown or unrecorded tribal cultural resources. Therefore, impacts to these resources will further be analyzed further in the EIR.

3.19 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS - Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) ***Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?***
- b) ***Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?***
- c) ***Would the project result in a determination by the 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?***

- a- **Potentially Significant Impact.** Construction and operations of the Proposed Project would require wastewater treatment, electric power, natural gas, telecommunications, water and solid waste services. The Project Site is currently vacant and undeveloped, therefore implementation of the Proposed Project would result in an increase in demand for these services and utilities. Potentially significant impacts may occur and will require further analysis in the EIR.
- e)

3.20 Wildfire

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants, to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) **Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?**
- b) **Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants, to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**
- c) **Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**
- d) **Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes?**

a-d) Potentially Significant Impact. As shown on CalFire’s “Very High Fire Hazard Severity Zones (VHFHSZ) in LRA,” the Project Site is neither located in or near state responsibility areas nor in lands classified as very high fire hazard severity zones. According to the City General Plan Safety Element Exhibit 4, “Potential Emergency Shelters and Evacuation Routes,” Highway 395 is identified as a potential evacuation route. In addition, the Project Site is located within a Fire Safety Area 2 (FS2). FS2 corresponds to areas that have gentle to moderate sloping terrain and contain light to moderate fuel loading. These areas are periodically subject to high wind conditions that have the potential of dramatically spreading wildland fires. Therefore, these characteristics of the Project Site could cause the Proposed Project to exacerbate the risk of wildfires and this will be analyzed further in the EIR.

4.0 REFERENCES

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