

CATEGORICAL (CEQA) EXEMPTION

TO: Clerk of the Board of Supervisors
County of San Bernardino
385 N. Arrowhead Avenue, 2nd Floor
San Bernardino, California 92415

FROM: City of Adelanto
Planning Division
11600 Air Expressway
Adelanto, California 92301

NAME: CUP 21-32 and LDP 21-32, "A" Street Park, LLC.

ADDRESS: "A" Street, Adelanto, California 92301; APN 0459-681-019 and 020

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

APPLICANT: Pontious Architecture (representing "A" Street Park, LLC., Attn: Michael Pontious. 18343 Highway 18 South, Suite 5, Apple Valley, California 92307).

PROJECT: The proposed project involves the development of a cannabis cultivation, manufacturing, and distribution facility within a 1.16-acre (50,412 square foot) site. Within the project site, a single building housing four separate units would be constructed. The total floor area of this new building would be 38,400 square feet of floor area. The total floor area of the four units would include a ground level consisting of 26,000 square feet and a 12,400 square feet mezzanine level. The maximum height of the new building would be approximately 40-feet. In addition, a total of 26 new parking spaces would be provided including 2 ADA spaces. Two driveways connecting to the "A" Street cul-de-sac would provide access to the site. A total of 5,330 square feet would be landscaped. The discretionary approvals applicable to this project include a Conditional Use Permit (CUP-21-32) and a Land Development Plan (LDP-21-32). The site is currently vacant though it was previously developed and has been graded. The site is devoid of any native vegetation. The site is zoned as Manufacturing Industrial (MI).

EXEMPTION: The project qualifies as exempt pursuant to Section 15132 (Infill Exemption).

STATUS: Ministerial (Section 21080 (b)(1); (Section No. _____));
 Declared Emergency (Section 21080 (b)(3); (Section No. _____));
 Emergency Project (Section 21080 (b)(4); (Section No. _____));
 Statutory Exemption (Section No. _____);
 Categorical Exemption (Section No. _____);
 The activity is not subject to CEQA (Section No. _____);
 Other (Section No. 15332, Infill Exemption).

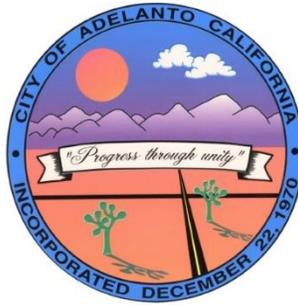
CITY CONTACT Ms. Mary Blais, City Planner
City of Adelanto Planning Department
11600 Air Expressway
Adelanto, California. 92301

Signature _____  _____ Date: January 27, 2022

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CATEGORICAL EXEMPTION

**“A” STREET PARK, LLC
“A” STREET, ADELANTO, CALIFORNIA
APN 0459-681-019 & 20
CUP 21-32 & LDP 21-32**



LEAD AGENCY:

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

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 S. HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745**

JANUARY 27, 2022

ADLT 070

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1. INTRODUCTION

The proposed project involves the development of a cannabis cultivation, manufacturing, and distribution facility within a 1.16-acre (50,412 square foot) site. Within the project site, a single building housing four separate units would be constructed. The total floor area of this new building would be 38,400 square feet of floor area. The total floor area of the four units would include a ground level consisting of 26,000 square feet and 12,400 square feet within a mezzanine level. The maximum height of the new building would be approximately 40-feet. In addition, a total of 26 new parking spaces would be provided including 2 ADA spaces. Two driveways connecting to the “A” Street cul-de-sac would provide access to the site. A total of 5,330 square feet would be landscaped. The discretionary approvals applicable to this project include a Conditional Use Permit (CUP-21-32) and a Land Development Plan (LDP-21-32). The site is currently vacant though it was previously developed and has been graded and is devoid of any native vegetation. The site is zoned as Manufacturing Industrial (MI).¹ The discretionary approvals applicable to this project include a Conditional Use Permit (CUP 21-32) and a Land Development Plan (LDP 21-32).

For this project, the City of Adelanto has reviewed the proposed project and has determined that it is categorically exempt and qualifies for a Class 32 Infill Exemption.² While this Categorical Exemption (CE) has been prepared with the assistance of an environmental consultant, the findings of the analysis represent the independent judgment of the City of Adelanto, in its capacity as Lead Agency for the project. Questions and/or comments should be submitted to the following contact person:

Mary Blais, Contract Planner
City of Adelanto, Planning Division
11600 Air Expressway
Adelanto, California 92301

This environmental document and all comments received shall be a part of the environmental record and review of the project. The following annotated outline summarizes the format and content of this CE:

- *Section 1 - Introduction*, provides the procedural context surrounding this Categorical Exemption's preparation and insight into its composition.
- *Section 2 - Project Information*, provides an overview of the affected area along with a description of the proposed project.
- *Section 3 – CEQA Findings in Support of Categorical Exemptions*, identifies the applicable exemptions along with supporting justification for using this exemption.

Pursuant to the CEQA Guidelines, a CE may be filed if the City of Adelanto, in its capacity as the Lead Agency, determines that a proposed action or project is exempt from CEQA. According to the CEQA Guidelines, a CE must contain the following information:

- A brief description of the project;

¹ Pontius Architecture. “A” Street Park, LLC. (Site Plan) Sheet CS. November 23, 2021.

² CEQA Guidelines California Code of Regulations, Title 14, Division 6, Chapter 3, Article 19. Categorical Exemptions. (Section 15332).

- The location of the project (either by street address and cross street for a project in an urbanized area or by attaching a specific map);
- A finding that the project is exempt from CEQA, including a citation to the State Guidelines section or statute under which it is found to be exempt;
- A brief statement of reasons to support the finding; and,
- The applicant’s name.³

This CE provides a description of the proposed project, indicates the applicable sections of CEQA that support the findings for the CEQA exemption, and discusses the Lead Agency’s findings that are applicable to the proposed project. This CE represents the independent judgment and position of the City of Adelanto, acting as the Lead Agency. The Applicant’s representative for the proposed project is Mr. Michael Pontious, Pontious Architecture, 18343 Highway 18, Suite 5, Apple Valley, California, 92307. An environmental assessment is provided in Appendix A that includes an environmental analysis of key issue areas to support the conclusion that the proposed project will not result in any significant environmental impacts associated with the proposed project’s implementation.

The preparers of this document, Blodgett Baylosis Environmental Planning (BBEP), determined that a Categorical Exemption is appropriate based on the findings contained herein. The analysis further determined that the project is categorically exempt and qualifies for a Class 32 Infill Development Project (CEQA Guidelines §15332). The Class 32 exemption consists of projects characterized as infill developments that meet the following conditions:⁴

- The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations;
- The proposed undertaking will occur within the City limits on a project site of not more than five acres that is substantially surrounded by urban uses;
- The project site has no value as habitat for endangered, rare, or threatened species;
- The approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and,
- The site can be adequately served by all required utilities and public services.

2. PROJECT LOCATION

The project site is located within the central portion of the City of Adelanto which is located approximately 60 miles northeast of Downtown Los Angeles and 30 miles north of the City of San Bernardino. Adelanto is bounded on the north by unincorporated San Bernardino County; on the east by Victorville and unincorporated San Bernardino County; on the south by Hesperia and unincorporated San Bernardino County; and on the west by unincorporated San Bernardino County. Regional access to the City of Adelanto is provided by three area

³ CEQA Guidelines California Code of Regulations, Title 14, Division 6, Chapter 3, Article 19. Categorical Exemptions. (Section 15300).

⁴ Ibid. Section 15332.

highways: Interstate 15 (I-15), which extends in a southwest to northeast orientation approximately three miles east of the City; U. S. Highway 395 (US-395), which traverses the eastern portion of the City in a northwest to southeast orientation; and State Route 18, which traverses the 'southern portion of the City in an east to west orientation.⁵ The location of Adelanto, in a regional context, is shown in Exhibit 1. A citywide map is provided in Exhibit 2.

The proposed project site is located on the north and west sides of “A” Street cul-de-sac and west of Raccoon Avenue in the City of Adelanto. The project has not been assigned a legal address though the corresponding Assessor’s Parcel Numbers (APNs) include 0459-681-019 and 020. The project site’s latitude and longitude are 34.561150, -117.447059. A local map is provided in Exhibit 3.

3. ENVIRONMENTAL SETTING

The project site is located on vacant land that was previously developed. The site’s zoning is *Manufacturing/Industrial (MI)*. An aerial photograph of the project site is provided in Exhibit 4. The surrounding land uses include the following:⁶

- *North of the Site:* An industrial use (17130 Raccoon Avenue) is located to the north of the site. This area is zoned as *Manufacturing/Industrial (MI)*.
- *South of the Site:* “A” Street extends along the project site’s south side. Further south are various smaller industrial properties. This area is zoned as *Manufacturing/Industrial (MI)*.
- *East of the Site:* A vacant parcel and the existing Newco Trading facility abuts the expansion site on the east side. Raccoon Avenue is located further east along the latter’s east side. The Adelanto ICE Processing Facility is located further east on the east side of Raccoon Avenue. This area is zoned as *Manufacturing/Industrial (MI)*.
- *West of the Site:* An industrial use abuts the project site to the west. This area is zoned as *Manufacturing/Industrial (MI)*.

4. PROJECT DESCRIPTION

The proposed project involves the development of a cannabis cultivation, manufacturing, and distribution facility within a 1.16-acre (50,412 square foot) site. The site plan is illustrated in Exhibit 5. The proposed project consists of the following elements:

- *Site Plan.* The project site consists of 1.16-acres (50,412 square feet). The proposed new building would be located in the north and western portion of the project site while the surface parking would be located in the eastern portion of the site. The new building’s lot coverage would be 51.6% while the floor area ratio would be 0.86. A total of 19,062 square feet (37.8%) would be paved.⁷

⁵ Google Earth. Website accessed October 24, 2019.

⁶ Google Maps and City of Adelanto Zoning Map. Website accessed on August 3, 2021.

⁷ Pontius Architecture. “A” Street Park, LLC. (Site Plan) Sheet CS. November 23, 2021.

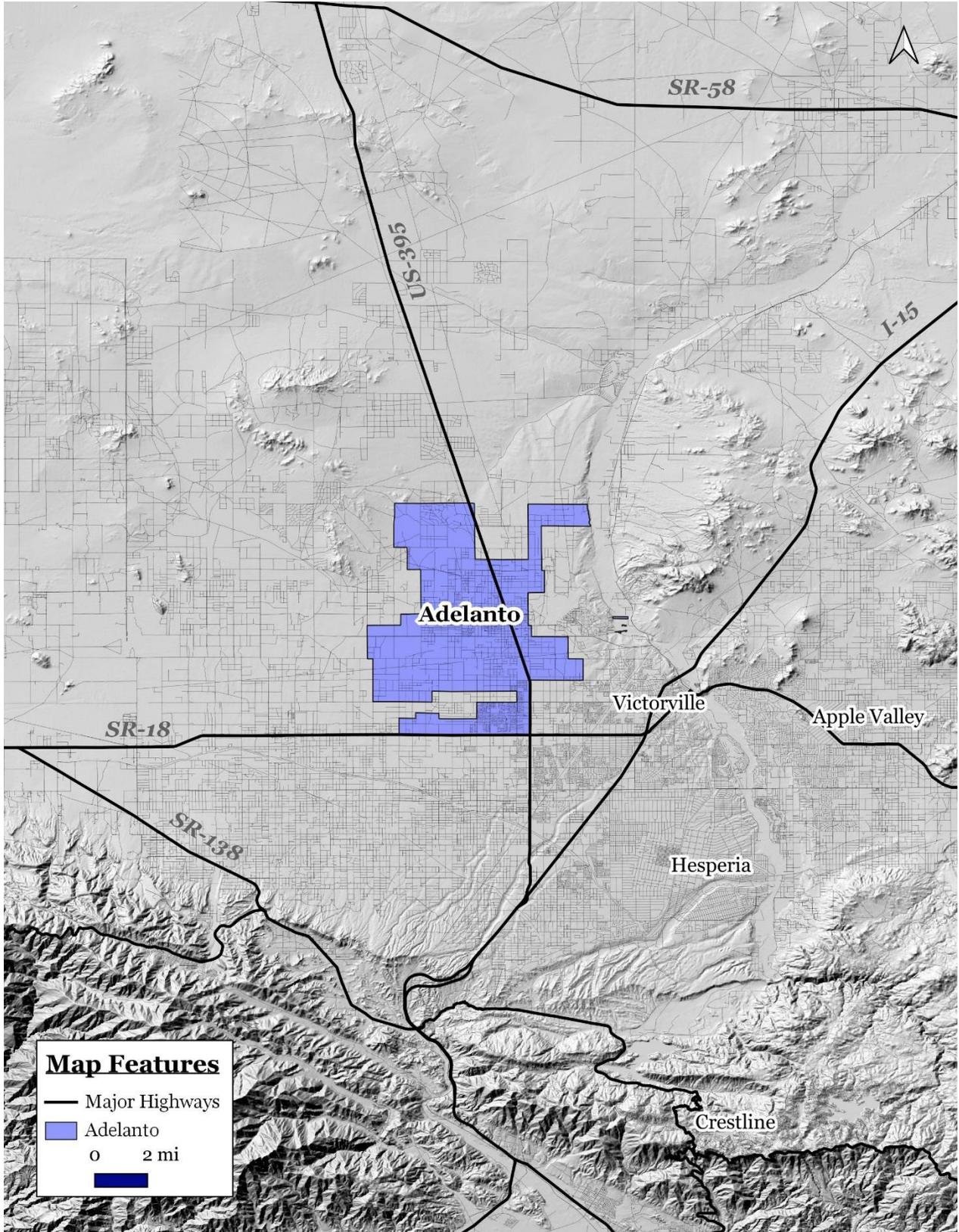


EXHIBIT 1 REGIONAL MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

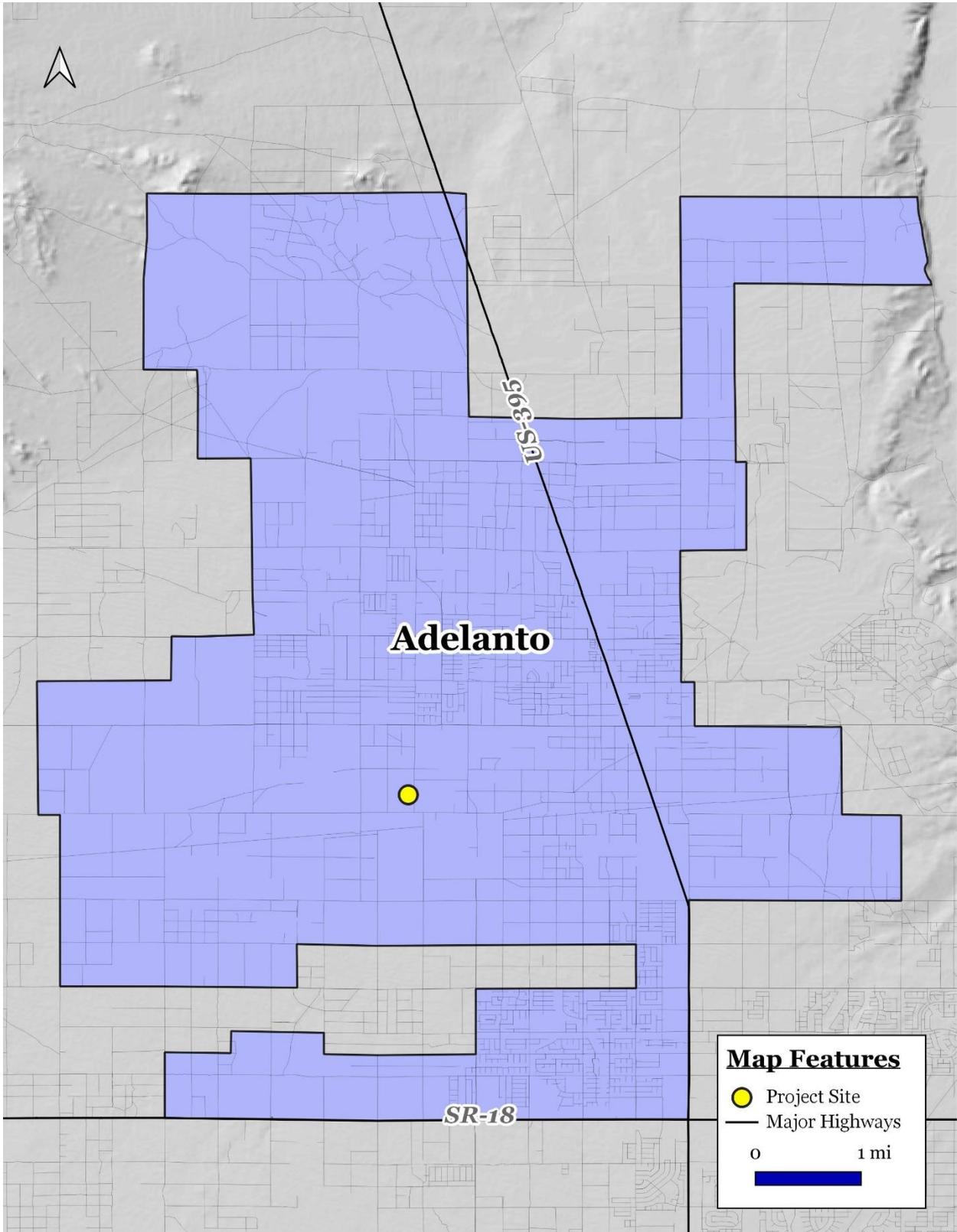


EXHIBIT 2
CITYWIDE MAP
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

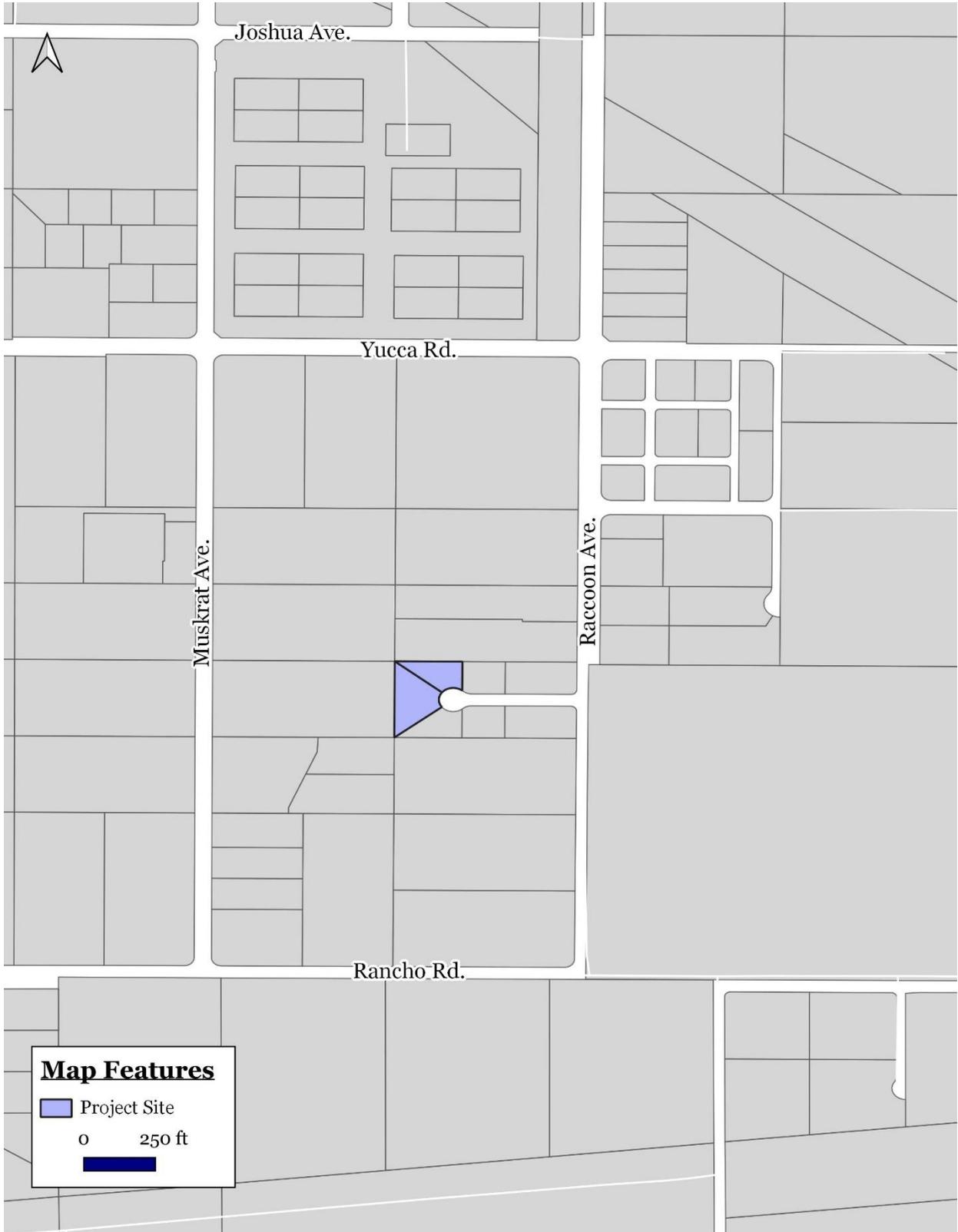


EXHIBIT 3 LOCAL MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



EXHIBIT 4 AERIAL PHOTOGRAPH

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

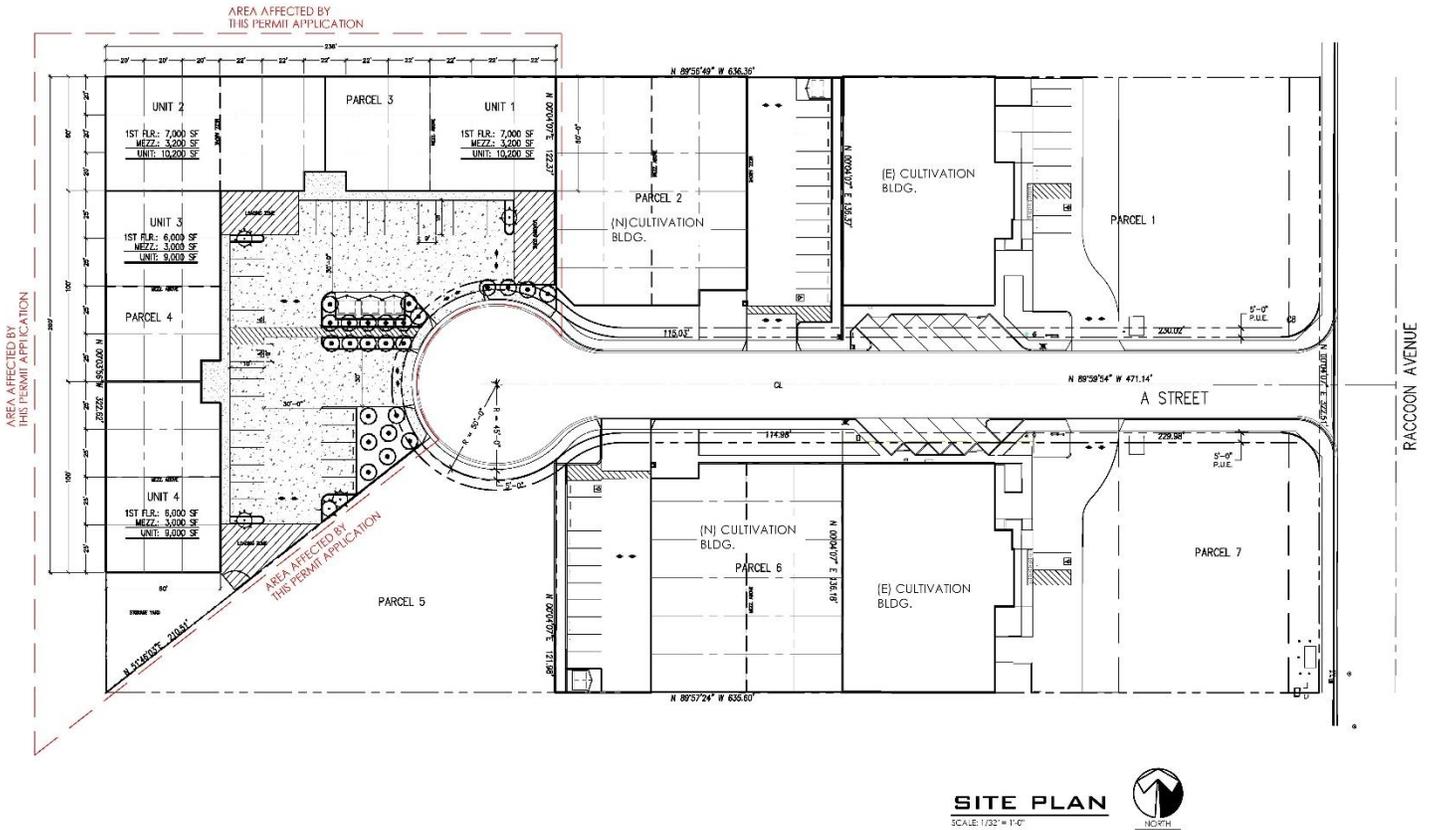


EXHIBIT 5
PROJECT SITE PLAN
 SOURCE: PONTIUS ARCHITECTURE

- *New Building.* Within the project site, a single “L” shaped building housing four separate units would be constructed. The total floor area of this new building would be 38,400 square feet of floor area. The total floor area of the four units would include a ground level consisting of 26,000 square feet and 12,400 square feet within a mezzanine level. The maximum height of the new building would be approximately 40-feet.⁸
- *Unit 1.* This unit would have a total floor area of 10,200 square feet. Of this total floor area, 7,000 square feet would be located on the ground level and 3,200 square feet would be located on the mezzanine level.
- *Unit 2.* This unit would have a total floor area of 10,200 square feet. Of this total floor area, 7,000 square feet would be located on the ground level and 3,200 square feet would be located on the mezzanine level.
- *Unit 3.* This unit would have a total floor area of 9,000 square feet. Of this total floor area, 6,000 square feet would be located on the ground level and 3,000 square feet would be located on the mezzanine level.
- *Unit 4.* This unit would have a total floor area of 9,000 square feet. Of this total floor area, 6,000 square feet would be located on the ground level and 3,000 square feet would be located on the mezzanine level.
- *Access and Parking.* A total of 26 new parking spaces would be provided including 2 ADA spaces. Two driveways connecting to the “A” Street cul-de-sac would provide access to the site.⁹
- *On-Site Improvements.* Power (electrical) will be provided connections to existing utilities with backup generators that will be powered by liquefied natural gas (LNG). New sewer line and water line connections will be extended from existing lines that are located in Raccoon Avenue.
- *Landscaping.* A total of 5,330 square feet (10.6%) would be landscaped. The landscaping will consist of drought-tolerant species. The new landscaping would be installed along the site’s frontage with “A” Street and along the east side.¹⁰
- *Security.* On-site security will be provided twenty-four hours a day, seven days a week by licensed security guards. In addition, CCTV’s and shielded security lighting that would conform with all municipal lighting regulations, will be installed on the premises.
- *Hours of Operation.* The anticipated hours of operation *would* occur from 6:00 AM to 6:00 PM with exceptions for scheduled early or late deliveries. Upon project completion, 6-8 deliveries would be made per day.¹¹
- *Projected Employment.* The project is anticipated to employ up to 40 persons over multiple days and shifts. No public access will be permitted within the facility.¹²

⁸ Pontius Architecture. “A” Street Park, LLC. (Site Plan) Sheet CS. November 23, 2021.

⁹ Ibid.

¹⁰ Ibid.

¹¹ Ibid.

¹² Ibid.

- *Cultivation Method.* All of the cultivation activities will be indoor. The cultivation method will be soil based or organic. Organic cultivation involves the use of soil and plant or manure-based composts. Organic soils are rich with living microbes that slowly break down components in the soil and release nutrients to the plant. The new building will have approximately 10,000 square feet devoted to cultivation area.¹³
- *Equipment.* The cultivation and manufacturing would occur inside the new building. As a result, the equipment would be limited to that suitable for use in an indoor environment. Planting, cultivation, and trimming would be undertaken by trained staff. Organic cultivation involves the use of soil and plant or manure-based composts. Organic soils are rich with living microbes that slowly break down components in the soil and release nutrients to the plant.¹⁴
- The discretionary approvals applicable to this project include a Conditional Use Permit (CUP-21-32) and a Land Development Plan (LDP-21-32).

5. PROJECT’S CONSTRUCTION

The entire construction period is anticipated to take nine months to complete. The key construction elements for each of the three phases are outlined below.

- *Grading and Site Preparation.* The portion of the project site that would be developed during the particular phase would be graded and readied for the construction. The site would undergo rough grading. The building footings, utility lines, and other underground infrastructure would be installed. Equipment used on-site during this phase would include backhoes, water trucks, haul trucks, and bulldozers. This element would require approximately one month to complete.
- *Building Construction.* The new building would be constructed during this phase. Equipment used on-site during this phase would include off-road trucks, cranes, fork-lifts, and compressors. This phase would take approximately six months to complete.
- *Paving and Finishing.* This concluding phase would involve the paving and finishing. Equipment used on-site during this phase would include cement and motor mixers, pavers, rollers, and other paving equipment. The completion of the paving and finishing of the building and the site would take approximately two months to complete.

6. CEQA FINDINGS IN SUPPORT OF THIS CATEGORICAL EXEMPTION

The City of Adelanto determined, following a preliminary evaluation of the proposed project, that the proposed project would not result in any significant effects on the environment. This finding is supported by the analysis provided in the remainder of this section and in the appendices. The City of Adelanto makes the following findings in support of the Infill Exemption (refer to CEQA Guidelines §15332):¹⁵

- *The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.* The City of Adelanto permits and

¹³ Pontius Architecture. “A” Street Park, LLC. (Site Plan) Sheet CS. November 23, 2021.

¹⁴ Ibid.

¹⁵ CEQA Guidelines California Code of Regulations, Title 14, Division 6, Chapter 3, Article 19. Categorical Exemptions. (Section 153332).

regulates Medicinal and Adult Use Cannabis activities in designated zones. Cannabis activity is permitted with a Conditional Use Permit in the following zones: Light Manufacturing (LM), Light Manufacturing Cannabis Only (LMCO), Manufacturing Industrial (MI), and Airport Development District (ADD). The proposed project site’s applicable Zoning and General Plan land use designation of Manufacturing/Industrial (MI).

- *The approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality.* The number of trips that will be created by the proposed project will be less than the number which would typically be created by a conventional manufacturing use. All operations will be conducted indoors and the project site is located in an industrial zoned area (Manufacturing Industrial (MI)). Therefore, the proposed project will not generate excessive operational, or roadway impacts that could affect sensitive receptors. The Applicant will be required to prepare an Odor Management Plan to control odor emissions and the Applicant’s contractors will be required to adhere to all pertinent air quality control regulations.
- *The site can be adequately served by all required utilities and public services.* The City’s utility providers are aware of the project and concluded that the project’s demand for utility services such as waste, water, sewage, and electricity could be accommodated without the expansion or construction of new facilities other than those needed to serve the project site itself. The San Bernardino County Fire Department and the San Bernardino County Sheriff’s Department have reviewed the project application and provided development requirements that the Applicant must adhere to.
- *The proposed project will be limited to the project site and no dislocation of off-site structural improvements will be required to accommodate the proposed project.* The project’s operation will be restricted to the project site and no off-site improvements will be required to accommodate the proposed project.
- *The project site does not contain any sensitive environmental resources.* No sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on-site during the field investigations. The site’s utility as a habitat is further constrained by the on-site disturbance and the surrounding development.
- *The project site is located within an urbanizing area of the City of Adelanto. No scenic resources or scenic corridors will be affected by the proposed project.* The project site and the surrounding parcels are partially developed. The project site is primarily surrounded by industrial uses. The site and the surrounding area are zoned for manufacturing and industrial uses. No natural or sensitive habitats are located within or adjacent to the project site. As a result, the project will not result in any impacts to sensitive visual resources in the area.
- *The project site is not located within an area, nor does it include a site, the Department of Toxic Substances Control (DTSC) and the Secretary for Environmental Protection has identified as being affected by hazardous wastes.* The project site is not located on the California Department of Toxic Substances Control’s Hazardous Waste and Substances Site List - Site Cleanup (Cortese List).¹⁶

¹⁶ CalEPA. *DTSC’s Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*.
http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

- *The proposed project will not result in any adverse impacts on historic resources.* A review of the U.S. National Park Service's National Register of Historic Places and the State registrar indicated that there are no Federal- or State-recognized historic structures located within the project site. The project site is currently undeveloped and the project will not remove any existing structures.
- *The proposed development will not require any review by a State trustee or responsible agency.* No State trustee and responsible agencies are required as part of this project's local approval though CalCannabis (California DFA) will be review the CE since this Agency is a permitting Agency.

Based on the analysis provided in this Notice of Exemption, the project meets and complies with the conditions and requirements of CEQA Guidelines Section 15332 (Class 32 Infill Exemption) and will not have any significant environmental impacts.



APPENDIX A

ENVIRONMENTAL ANALYSIS & CHECKLIST

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AESTHETICS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Except as provided in Public Resources Code Section 21099, would the project have a substantial adverse effect on a scenic vista?				X
b) Except as provided in Public Resources Code Section 21099, would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				X
c) Except as provided in Public Resources Code Section 21099, would the project, 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?				X
d) Except as provided in Public Resources Code Section 21099, would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

Discussion of Findings

- A.** The proposed project involves the development of a cannabis cultivation, manufacturing, and distribution facility within a 1.16-acre (50,412 square foot) site. Within the project site, a single building housing four separate units would be constructed. The total floor area of this new building would be 38,400 square feet of floor area. The total floor area of the four units would include a ground level consisting of 26,000 square feet and 12,400 square feet within a mezzanine level. The maximum height of the new building would be approximately 40-feet. In addition, a total of 26 new parking spaces would be provided including 2 ADA spaces. Two driveways connecting to the “A” Street cul-de-sac would provide access to the site. A total of 5,330 square feet would be landscaped. The discretionary approvals applicable to this project include a Conditional Use Permit (CUP-21-32) and a Land Development Plan (LDP-21-32). The site is currently vacant though it was previously developed, has been graded, and is devoid of any native vegetation. The site is zoned as Manufacturing Industrial (MI).¹⁷ The dominant scenic views from the project site include the views of the San Bernardino and San Gabriel Mountains, located 20 miles south and southeast of the site. Views from the mountains will not be obstructed. Once operational, views of the aforementioned mountains will continue to be visible from the public right-of-way. As a result, no impacts will occur.
- B.** According to the California Department of Transportation, none of the streets located adjacent to the proposed project site are designated scenic highways and there are no state or county designated scenic highways in the vicinity of the project site.¹⁸ There are no officially designated highways located near the City. The nearest highways that are eligible for designation as a scenic highway include SR-2 (from SR-210 to SR-138), located 11 miles southwest of the City; SR-58 (from SR-14 to I-15), located 20 miles north of the City; SR-138 (from SR-2

¹⁷ Pontius Architecture. “A” Street Park, LLC. (Site Plan) Sheet CS. November 23, 2021.

¹⁸ California Department of Transportation. *Official Designated Scenic Highways*. <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>.

to SR-18), located 13 miles south of the City; SR-173 (from SR-138 to SR-18), located 15 miles southeast of the City; and, SR-247 (from SR-62 to I-15), located 23 miles east of the City. The City of Adelanto 2035 Sustainable Plan identifies prominent view sheds within the City. These view sheds are comprised primarily of undeveloped desert land, the Mojave River, and distant views of the mountains.¹⁹ The site would not qualify as undeveloped desert land since the site is currently disturbed and does not contain any sensitive habitats. Lastly, the project site does not contain any buildings listed in the State or National registrar. As a result, no impacts will occur.

- C.** There are no protected views in the vicinity of the site. In addition, the City does not have any zoning regulations or other regulations governing scenic quality. As a result, no impacts will occur.
- D.** No light sensitive land uses are located in the area. Project-related sources of nighttime light would include streetlights, security lighting, and vehicular headlights. The proposed project will not expose any sensitive receptors to daytime or nighttime light trespass since the project will be in conformance with Section 17.15.050(E)(5) – Lighting of the City of Adelanto Municipal Code. As a result, no light-related impacts are anticipated.

¹⁹ MIG Hogle-Ireland. *Adelanto North 2035 Comprehensive Sustainable Plan*. August 27, 2014.

AGRICULTURE & FORESTRY RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
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))?				X
d) Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				X
e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in the conversion of farmland to non-agricultural use or the conversion of forest land to a non-forest use?				X

Discussion of Findings

- A.** The Applicant is proposing to construct a new 17,700 square foot building within the 20,355 square foot parcel (0.48 acres). The new building would consist of a main (ground level) floor consisting of 11,800 square feet and a 5,800 square foot mezzanine level. The maximum height of the new building would be 28-feet. In addition, a total of 12 new parking spaces would be provided including one ADA space. A single driveway access to “A” Street would also be provided. A total of 1,592 square feet would be landscaped.²⁰ The discretionary approvals applicable to this project include a Conditional Use Permit (CUP-21-28) and a Land Development Plan (LDP-21-30). The site is currently vacant though it has been graded and is devoid of any native vegetation. The future uses within this existing building will involve the cultivation of medicinal cannabis. As mentioned previously, the project site is currently vacant, and no agricultural uses are located in the area. The proposed project will involve indoor agriculture within an already developed site and will not impact farmland. Since the implementation of the proposed project will not involve the conversion of prime farmland, unique farmland, or farmland of statewide importance to urban uses, no impacts will occur.
- B.** The project site is currently zoned as *Manufacturing Industrial (MI)*. The property is developed and there are no agricultural uses located within the site that would be affected by the project’s implementation. According to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract.²¹ As a result, no impacts on existing Williamson Act Contracts will result from the proposed project’s implementation.

²⁰ Pontius Architecture. “A” Street Park, LLC. (Site Plan) Sheet CS. November 23, 2021.

²¹ California Department of Conservation. *State of California Williamson Act Contract Land*. <https://www.conservation.ca.gov/dlrp/wa>.

- C.** The project site is located in the midst of an urbanized area and no forest lands are located within the site. The project site is located on disturbed land that is located next to a recently constructed building. Furthermore, the site’s existing zoning designation does not contemplate forest land uses. As a result, no impacts will result.
- D.** No forest lands are located within the project site, though land managed by the Bureau of Land Management (BLM) is located within and outside of the City’s boundaries. The proposed use will be restricted to the site and will not affect any land under the jurisdiction of the BLM. As a result, no loss or conversion of forest lands to urban uses will result from the proposed project’s implementation.
- E.** The project would not result in a loss of farmland to nonagricultural use or conversion of forest land to non-forest use because the project site is not located in close proximity to farmland or forest land. As a result, no farmland conversion impacts will result from the implementation of the proposed project.

AIR QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Would the project conflict with or obstruct implementation of the applicable air quality plan?				X
b) Would the project violate any air quality standard or contribute substantially to result in a cumulatively considerable net increase in an existing or projected air quality violation?			X	
c) Would the project expose sensitive receptors to substantial pollutant concentrations?				X
d) Would the project result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?			X	

Discussion of Findings

A. The proposed project involves the development of a cannabis cultivation, manufacturing, and distribution facility within a 1.16-acre (50,412 square foot) site. Within the project site, a single building housing four separate units would be constructed. The total floor area of this new building would be 38,400 square feet of floor area. The total floor area of the four units would include a ground level consisting of 26,000 square feet and 12,400 square feet within a mezzanine level. The maximum height of the new building would be approximately 40-feet. In addition, a total of 26 new parking spaces would be provided including 2 ADA spaces. Two driveways connecting to the “A” Street cul-de-sac would provide access to the site. A total of 5,330 square feet would be landscaped. The discretionary approvals applicable to this project include a Conditional Use Permit (CUP-21-32) and a Land Development Plan (LDP-21-32). The site is currently vacant though it was previously developed, has been graded, and is devoid of any native vegetation. The site is zoned as Manufacturing Industrial (MI).²² The discretionary approvals applicable to this project include a Conditional Use Permit (CUP 21-32) and a Land Development Plan (LDP 21-32).

Air quality impacts may occur during the construction or operation of a project, and may come from stationary (e.g., industrial processes, generators), mobile (e.g., automobiles, trucks), or area (e.g., residential water heaters) sources. The City is located within the Mojave Desert Air Basin (MDAB) and is under the jurisdiction of the Mojave Desert Air Quality Management District (MDAQMD). The District covers the majority of the MDAB. The MDAB is an assemblage of mountain ranges interspersed with long broad valleys that often contain dry lakes. The District separated from the southern California coastal and central California valley regions by mountains (highest elevation approximately 10,000 feet). The Antelope Valley is bordered in the northwest by the Tehachapi Mountains and on the south by the San Gabriel Mountains. The adjacent Mojave Desert is bordered in the southwest by the San Bernardino Mountains.²³ The MDAQMD has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for the criteria

²² Pontius Architecture. “A” Street Park, LLC. (Site Plan) Sheet CS. November 23, 2021.

²³ Mojave Desert Air Quality Management District (MDAQMD). *California Environmental Quality Act (CEQA) and Federal Conformity Guidelines*. Report dated August 2016.

pollutants listed below. Projects in the MDAB generating construction and operational-related emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA.

- *Ozone (O₃)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. Ozone is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon Monoxide (CO)* is a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain and is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust. The threshold is 548 pounds per day of carbon monoxide (CO).
- *Nitrogen Oxide (NO_x)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NO_x is formed when nitric oxide (a pollutant from burning processes) combines with oxygen. The daily threshold is 137 pounds per day of nitrogen oxide (NO_x).
- *Sulfur Dioxide (SO₂)* is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Health effects include acute respiratory symptoms. The daily threshold is 137 pounds per day of sulfur oxides (SO₂).
- *PM₁₀ and PM_{2.5}* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles since fine particles can more easily cause irritation. The daily threshold is 82 pounds per day of PM₁₀ and 65 pounds per day of PM_{2.5}.
- *Reactive Organic Gasses (ROG)* refers to organic chemicals that, with the interaction of sunlight photochemical reactions may lead to the creation of “smog.” The daily threshold is 137 pounds per day of ROG.

Projects that are consistent with the projections of employment and population forecasts identified in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by SCAG are considered consistent with the MDAQMP growth projections, since the RTP/SCS forms the basis of the land use and transportation control portions of the MDAQMP. According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 RTP/SCS, the City of Adelanto is projected to add a total of 38,900 new residents and 3,900 new employees through the year 2040.²⁴ The proposed project will not introduce new residents and is anticipated to employ up to 35-40 persons at full capacity. Therefore, the proposed project is not in conflict with the growth projections established for the City by SCAG. The project’s construction emissions would be below the thresholds of significance established by the MDAQMD (the project’s daily construction emissions are summarized in Table 2). In addition, the proposed project’s long-term (operational) airborne emissions will be below levels that the MDAQMD considers to be a significant impact (refer to Appendix B for the project’s long-term operational emissions). As a result, no impacts will occur.

²⁴ Southern California Association of Governments. *Regional Transportation Plan/Sustainable Communities Strategy 2016-2040. Demographics & Growth Forecast.* April 2016.

B. According to the MDAQMD, any project is significant if it triggers or exceeds the most appropriate evaluation criteria. The MDAQMD will clarify upon request which threshold is most appropriate for a given project; in general, the emissions comparison (the first criteria listed) is sufficient:²⁵

- Generates total emissions (direct and indirect) less than the MDAQMD thresholds (refer to Appendix B);
- Results in a violation of any ambient air quality standard when added to the local background;
- Does not conform with the applicable attainment or maintenance plan(s); and,
- Exposes sensitive receptors to substantial pollutant concentrations, including those resulting in a cancer risk greater than or equal to 10 in a million and/or a Hazard Index (HI) (non-cancerous) greater than or equal to 1 (the proposed project site is not located near any sensitive receptors).

The proposed project's short-term emissions will be below thresholds that are less than significant. The long-term emissions refer to those air quality impacts that will occur once the proposed project has been constructed and is operational. These impacts will continue over the operational life of the project. The two main sources of operational emissions include mobile emissions and area emissions related to off-site electrical generation. The analysis of long-term operational impacts summarized in Appendix B which indicates that the operational (long-term) emissions will be below the MDAQMD daily emissions thresholds. As a result, the impacts are considered to be less than significant.

C. According to the MDAQMD, residences, schools, daycare centers, playgrounds, and medical facilities are considered sensitive receptor land uses. The following project types proposed for sites within the specified distance to an existing or planned (zoned) sensitive receptor land use must be evaluated: any industrial project within 1,000 feet; a distribution center (40 or more trucks per day) within 1,000 feet; a major transportation project (50,000 or more vehicles per day) within 1,000 feet; a dry cleaner using perchloroethylene within 500 feet; and a gasoline dispensing facility within 300 feet. The nearest sensitive receptor is Adelanto Elementary School, which is located 2.28 miles to the northeast of the project site. As a result, no impacts will occur.

D. Cannabis cultivation directly impacts air quality in two predominant operations; plant growth and extraction processes. Cannabis cultivation and, to a lesser degree, the manufacturing process, are often accompanied by the generation of strong odors. The majority of the odors of cannabis come from a class of chemicals called terpenes. Terpenes are among the most common compounds produced by flowering plants and vary widely among plants.²⁶ Cannabis produces over 140 different terpenes, and these chemicals are found in varying concentrations in different cannabis varieties. Tetrahydrocannabinol (THC), the cannabinoid primarily responsible for cannabis' psychoactivity, has no odor whatsoever. The type and potency of cannabis odors range widely from variety to variety, as do receptors' opinions regarding whether the odor is pleasant or objectionable.²⁷ The natural growth of the cannabis plants, and other processes at cultivation facilities, emit terpenes. Terpenes, known for their strong odor, are volatile organic compounds (VOCs). The project Applicant will employ new technologies that will be beneficial including the following:

²⁵ Mojave Desert Air Quality Management District (MDAQMD). *California Environmental Quality Act (CEQA) and Federal Conformity Guidelines*. Report dated August 2016.

²⁶ Terpenes are responsible for the fragrance of nearly all flowers.

²⁷ Cannabis Environmental Best Management Practices Draft Section for Review: Air Quality August 9, 2018.

- *Carbon Filters.* Also known as carbon scrubbers, carbon filters are historically one of the best methods for odor control. This type of filter uses pellets of charcoal to trap the terpenes. Carbon filters are simple to install, effective, and reliable. Carbon filters will be installed at key locations in the facility and will be monitored and replaced by staff on a regular basis.
- *Air-tight Seals.* The proposed facility will utilize air-tight seals throughout the facility. Predominately used in the exhaust system, these airtight seals will be used in order to keep the exhaust system efficient and effective. In addition, air lock areas will be located inside several of the buildings/additions, which will filter the odors emanating from the cannabis plants.
- *Staff Training.* The facility’s employees will be trained regarding compliance with industry best standards and facility regulations in order to achieve successful odor control.

All cultivation rooms where cultivation activities will occur will be constructed as “clean rooms”, with no interior air being exhausted into the exterior. All air will be exhausted through a filtration system that scrubs any cannabis odor and ensuring that neighboring uses and the community will not be able to detect any difference from currently present ambient odors. Air conditioning and ventilation within the building will be controlled with installation of a City permitted HVAC system for each activity. Compressor and blower quantities and sizes will be determined through preparation of improvement plans based on the total volume of air to be conditioned and the type of equipment to be used. The air conditioning system will provide controls for managing both temperature and humidity in each room, as heat load and climate conditions will vary depending on the use of the room and type of processing involved. These odors will not be conveyed to the outside since the rooms will be sealed. As a result, less than significant impacts will result.

BIOLOGICAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
<p>a) Would the project, either directly or through habitat modifications, have a substantial adverse effect 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?</p>				X
<p>b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</p>				X
<p>c) Would the project have a substantial adverse effect on State or Federally protected wetlands as defined (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p>				X
<p>d) Would the project interfere substantially with the movement of any native resident or migratory fish, wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?</p>				X
<p>e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>				X
<p>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 plans?</p>				X

Discussion of Findings

A. The proposed project involves the development of a cannabis cultivation, manufacturing, and distribution facility within a 1.16-acre (50,412 square foot) site. Within the project site, a single building housing four separate units would be constructed. The total floor area of this new building would be 38,400 square feet of floor area. The total floor area of the four units would include a ground level consisting of 26,000 square feet and 12,400 square feet within a mezzanine level. The maximum height of the new building would be approximately 40-feet. In addition, a total of 26 new parking spaces would be provided including 2 ADA spaces. Two driveways connecting to the “A” Street cul-de-sac would provide access to the site. A total of 5,330 square feet would be landscaped. The discretionary approvals applicable to this project include a Conditional Use Permit (CUP-21-32) and a Land Development Plan (LDP-21-32). The site is currently vacant though it was previously developed, has been graded, and is devoid of any native vegetation. The site is zoned as Manufacturing Industrial (MI).²⁸ The discretionary approvals applicable to this project include a Conditional Use Permit (CUP 21-32) and a Land Development Plan (LDP 21-32). The future uses within this existing building will involve the cultivation of medicinal cannabis. Given the site’s disturbed character, the proposed project is not expected to have an impact on wildlife which may inhabit or traverse otherwise unoccupied sites.

²⁸ Pontius Architecture. “A” Street Park, LLC. (Site Plan) Sheet CS. November 23, 2021.

The site’s utility as a habitat is constrained by the presence of an adjacent roadway and the development that is present on-site and in the surrounding areas. As a result, no impacts are anticipated.

- B.** A review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper confirmed that there are no wetlands or riparian habitat present within the project site. The nearest wetlands to the project site include several riverines that are scattered throughout the City, although most are dry during a large part of the year.²⁹ This conclusion is supported by the field survey of the proposed project site and the surrounding areas. In addition, there is no riparian habitat located on-site or in the surrounding areas. In addition, no off-site riverine areas will be affected by the proposed development since the project’s construction will be limited to the project site. As a result, no impacts are anticipated.
- C.** No sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations. As a result, no impacts are anticipated.
- D.** There are no areas of natural open space or areas of significant biological value within or adjacent to the proposed project site. Furthermore, the new construction will not require the removal or trimming of trees. In addition, there are no bodies of water that could provide a habitat for migratory birds. Therefore, the proposed project will not infringe upon any bodies of water or habitats. The project site does not function as a migratory corridor for the movement of native or migratory animals. Constant disturbance (noise and vibration) from vehicles traveling on the adjacent roadways further limit the project site’s utility as a migration corridor. As a result, the proposed project will not affect wildlife migration in the area or otherwise impede the use of native wildlife nursery sites. As a result, no impacts will occur.
- E.** Joshua Trees are protected under Chapter 17.57 – Biotic Resources of the City of Adelanto’s Municipal Code. In addition, the City of Adelanto enforces Title 8, Division 9 of San Bernardino County Code, which requires that every Joshua Tree proposed for removal be inspected by the City to assure the Joshua tree is not a “specimen” class tree requiring preservation and transplantation. Joshua trees occur throughout the Mojave Desert in Southern California and are typically found at an elevation of 1,200 to 5,400 feet. The California Department of Fish and Wildlife consider Joshua tree woodlands as areas that support relatively high species diversity and as such are considered to be a sensitive desert community. Joshua trees are also considered a significant resource under the California Environmental Quality Act (CEQA) and are included in the Desert Plant Protection Act, Food, and Agricultural Code (80001 – 80006). No Joshua Trees are located on site and, as a result, no impacts would occur.
- F.** The proposed project’s implementation would not be in conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans. As a result, no impacts are anticipated.

²⁹ U.S. Fish and Wildlife Service. National Wetlands Inventory – V2. <https://www.fws.gov/Wetlands/data/Mapper.html>. Website accessed May 2, 2020.

CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines?				X
b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?				X
c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?				X

Discussion of Findings

- A. The proposed project involves the development of a cannabis cultivation, manufacturing, and distribution facility within a 1.16-acre (50,412 square foot) site. Within the project site, a single building housing four separate units would be constructed. The total floor area of this new building would be 38,400 square feet of floor area. The total floor area of the four units would include a ground level consisting of 26,000 square feet and 12,400 square feet within a mezzanine level. The maximum height of the new building would be approximately 40-feet. In addition, a total of 26 new parking spaces would be provided including 2 ADA spaces. Two driveways connecting to the “A” Street cul-de-sac would provide access to the site. A total of 5,330 square feet would be landscaped. The discretionary approvals applicable to this project include a Conditional Use Permit (CUP-21-32) and a Land Development Plan (LDP-21-32). The site is currently vacant though it was previously developed, has been graded, and is devoid of any native vegetation. The site is zoned as Manufacturing Industrial (MI).³⁰ The discretionary approvals applicable to this project include a Conditional Use Permit (CUP 21-32) and a Land Development Plan (LDP 21-32). The project’s implementation will not impact any Federal, State, or locally designated historic resources, no impacts will occur.
- B. The Uto-Aztecan “Serrano” people occupied the western Mojave Desert periphery. The project site exhibited approximately 70% surface visibility. Artificial disturbances have resulted from modern refuse dumping and mechanical grading and stockpiling. The project site is located on a disturbed and graded site. Limited new grading or excavation will occur. Therefore, no significant impacts related to archaeological or historical resources is anticipated and no further investigations are recommended for the proposed project.
- C. There are no dedicated cemeteries located within the vicinity of the project site.³¹ No new construction will occur. Since no grading will occur, no impacts are anticipated.

³⁰ Pontius Architecture. “A” Street Park, LLC. (Site Plan) Sheet CS. November 23, 2021.

³¹ Google Earth. Website accessed May 2, 2020.

ENERGY

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

Discussion of Findings

A. The proposed project involves the development of a cannabis cultivation, manufacturing, and distribution facility within a 1.16-acre (50,412 square foot) site. Within the project site, a single building housing four separate units would be constructed. The total floor area of this new building would be 38,400 square feet of floor area. The total floor area of the four units would include a ground level consisting of 26,000 square feet and 12,400 square feet within a mezzanine level. The maximum height of the new building would be approximately 40-feet. In addition, a total of 26 new parking spaces would be provided including 2 ADA spaces. Two driveways connecting to the “A” Street cul-de-sac would provide access to the site. A total of 5,330 square feet would be landscaped. The discretionary approvals applicable to this project include a Conditional Use Permit (CUP-21-32) and a Land Development Plan (LDP-21-32). The site is currently vacant though it was previously developed, has been graded, and is devoid of any native vegetation. The site is zoned as Manufacturing Industrial (MI).³² The discretionary approvals applicable to this project include a Conditional Use Permit (CUP 21-32) and a Land Development Plan (LDP 21-32).

Cultivating cannabis is an agricultural production process where temperature and humidity are tightly controlled to optimize the quality of the cannabis plants and to reduce crop loss. The quality and amount of light provided is the primary variable affecting crop yield and quality once air temperature and humidity needs are met. In commercial operations, growers clone mother plants by taking small cuttings. The seedlings are then grown in racks stacked vertically with fluorescent lighting (T5HO) until they are mature enough to be repotted and placed in grow rooms with high-intensity discharge (HID) fixtures. The plants are then grown in a vegetative state for 18 to 24 hours per day until the photoperiod is shortened, which induces the plant to begin flowering. A full cycle from clone to harvested plant takes three to four months but can vary depending on the particular strain of cannabis.³³ Because plants release water vapor through transpiration, indoor grow facilities also require substantial dehumidification to maintain approximately 50% to 60% relative humidity. If excess humidity is left unregulated, it can cause mold or mildew, potentially ruining a crop. Dehumidification is generally achieved mechanically by sub-cooling the air to remove water and then reheating the air to the desired supply air temperature through traditional dehumidification units or by absorbing moisture in the air through a desiccant dehumidifier. The indoor air conditioning will also involve substantial power consumption.

³² Pontius Architecture. “A” Street Park, LLC. (Site Plan) Sheet CS. November 23, 2021.

³³ Jesse Remillard, PE, and Nick Collins, PE, ERS *Trends and Observations of Energy Use in the Cannabis Industry*. ACEEE Summer Study on Energy Efficiency in Industry. 2017

The operational air emissions (which include emissions resulting from energy consumption), are provided in the Air Quality and Greenhouse Gas Emissions sections herein. The air quality analysis concluded that the operational air emissions will be less than significant. The project Applicant will be required to cooperate with the Southern California Edison Company to identify existing and future strategies that will be effective in reducing energy consumption. Furthermore, solar energy can be harvested and utilized as a supplementary source of alternative energy. As a result, the impact will be less than significant.

- B.** On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code) which became effective on January 1, 2011. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now requires that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The 2016 version of the standards became effective as of January 1, 2017. The new tenant improvements, including the electrical upgrades, will conform to all state and local building code and lighting regulations. As a result, the potential impacts will be less than significant.

GEOLOGY & SOILS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides?			X	
b) Would the project result in substantial soil erosion or the loss of topsoil?				X
c) Would the project be located on a soil or geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?				X
d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012) creating substantial direct or indirect risks to life or property?				X
e) Would the project be located on soils that are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature?				X

Discussion of Findings

A. The proposed project involves the development of a cannabis cultivation, manufacturing, and distribution facility within a 1.16-acre (50,412 square foot) site. Within the project site, a single building housing four separate units would be constructed. The total floor area of this new building would be 38,400 square feet of floor area. The total floor area of the four units would include a ground level consisting of 26,000 square feet and 12,400 square feet within a mezzanine level. The maximum height of the new building would be approximately 40-feet. In addition, a total of 26 new parking spaces would be provided including 2 ADA spaces. Two driveways connecting to the “A” Street cul-de-sac would provide access to the site. A total of 5,330 square feet would be landscaped. The discretionary approvals applicable to this project include a Conditional Use Permit (CUP-21-32) and a Land Development Plan (LDP-21-32). The site is currently vacant though it was previously developed, has been graded, and is devoid of any native vegetation. The site is zoned as Manufacturing Industrial (MI).³⁴ The discretionary approvals applicable to this project include a Conditional Use Permit (CUP 21-32) and a Land Development Plan (LDP 21-32).

The City of Adelanto is located in a seismically active region. Earthquakes from several active and potentially active faults in the Southern California region could affect the proposed project site. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake.

³⁴ Pontius Architecture. “A” Street Park, LLC. (Site Plan) Sheet CS. November 23, 2021.

The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. A list of cities and counties subject to the Alquist-Priolo Earthquake Fault Zones is available on the State's Department of Conservation website. The City of Adelanto is not on the list.³⁵ The closest fault to the project site is the Helendale Fault, which is located approximately 18 miles east of the City.³⁶ Surface ruptures are visible instances of horizontal or vertical displacement, or a combination of the two. The amount of ground shaking depends on the intensity of the earthquake, the duration of shaking, soil conditions, type of building, and distance from epicenter or fault. The potential impacts from fault rupture and ground shaking are considered no greater for the project site than for the surrounding areas given the distance between the site and the fault trace. Other potential seismic issues include ground failure and liquefaction. Ground failure is the loss in stability of the ground and includes landslides, liquefaction, and lateral spreading. The project site is located in a moderate liquefaction zone.³⁷ According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. The risk for liquefaction is no greater on-site than it is for the region. As a result, the potential impacts in regard to liquefaction and landslides are less than significant.

- B.** The University of California, Davis SoilWeb database was consulted to determine the nature of the soils that underlie the project site. According to the University of California, Davis SoilWeb database, the property is underlain by soils of various associations including Cajon, Helendale and Bryman soils associations which consist of very deep and well drained soils. Slopes range from 0 to 15 percent.³⁸ Since no significant constraints would occur, no grading-and construction-related impacts would occur.
- C.** The potential impacts from fault rupture and ground shaking are considered no greater for the project site than for the surrounding areas given the distance between the project site and the fault trace. Additionally, the project site is not located within an area that could be subject to landslides.³⁹ Lateral spreading is a phenomenon that is characterized by the horizontal, or lateral, movement of the ground. Lateral spreading could be liquefaction-induced or can be the result of excess moisture within the underlying soils. As previously mentioned, the City is located within a moderate liquefaction hazard zone.⁴⁰ Subsidence occurs via soil shrinkage and is triggered by a significant reduction in an underlying groundwater table, thus causing the earth on top to sink. Shrinking and swelling is influenced by the amount of clay present in the underlying soils. The project site is underlain primarily by Cajon, Helendale and Bryman soils, which have low to moderate levels of clay. As a result, the project will not result in soil erosion impacts.
- D.** The University of California, Davis SoilWeb database was consulted to determine the nature of the soils that underlie the project site. According to the University of California, Davis SoilWeb database, the property is

³⁵ California Department of Conservation. *Table 4, Cities and Counties Affected by Alquist Priolo Earthquake Fault Zones as of January 2010.* <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/affected.aspx>.

³⁶ California Department of Conservation. *The Helendale Fault.* http://gmw.conservation.ca.gov/SHP/EZRIM/Reports/FER/262/262_Report_20160610.pdf.

³⁷ San Bernardino County. *Multi-Jurisdictional Hazard Mitigation Plan* - July 13, 2017.

³⁸ UC Davis. *SoilWeb*. Website accessed May 2, 2020.

³⁹ United States Department of Agriculture, Soil Conservation Service. *Soil Survey of San Bernardino California – Mojave River Area*. Report dated 1978.

⁴⁰ California Department of Conservation. *Regulatory Maps.* <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>.

underlain by soils of various associations including Cajon, Helendale and Bryman soils associations.⁴¹ As previously mentioned, no new construction will occur. As a result, no impacts are anticipated.

- E. No septic tanks will be used as part of the proposed project. As a result, no impacts associated with the use of septic tanks will occur as part of the proposed project's implementation.

- F. The surface deposits in the proposed project area are composed entirely of younger Quaternary Alluvium. This younger Quaternary Alluvium is unlikely to contain significant vertebrate fossils, at least in the uppermost layers. The closest fossil vertebrate locality is LACM 7786, between Adelanto and the former George Air Force Base. This locality produced a fossil specimen of meadow vole, *Microtus*. The next closest vertebrate fossil locality from these deposits is LACM 1224, west of Spring Valley Lake, which produced a specimen of fossil camel, *Camelops*. Additionally, on the western side of the Mojave River below the bluffs, an otherwise unrecorded specimen of mammoth was collected in 1961 from older Quaternary Alluvium deposits. Since no significant new excavation or grading will occur, no impacts are anticipated.

⁴¹ UC Davis. *SoilWeb*. Website accessed May 2, 2020.

GREENHOUSE GAS EMISSIONS

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

Discussion of Findings

A. The proposed project involves the development of a cannabis cultivation, manufacturing, and distribution facility within a 1.16-acre (50,412 square foot) site. Within the project site, a single building housing four separate units would be constructed. The total floor area of this new building would be 38,400 square feet of floor area. The total floor area of the four units would include a ground level consisting of 26,000 square feet and 12,400 square feet within a mezzanine level. The maximum height of the new building would be approximately 40-feet. In addition, a total of 26 new parking spaces would be provided including 2 ADA spaces. Two driveways connecting to the “A” Street cul-de-sac would provide access to the site. A total of 5,330 square feet would be landscaped. The discretionary approvals applicable to this project include a Conditional Use Permit (CUP-21-32) and a Land Development Plan (LDP-21-32). The site is currently vacant though it was previously developed, has been graded, and is devoid of any native vegetation. The site is zoned as Manufacturing Industrial (MI).⁴² The discretionary approvals applicable to this project include a Conditional Use Permit (CUP 21-32) and a Land Development Plan (LDP 21-32).

The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions of gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Carbon dioxide equivalent, or CO₂E, is a term that is used for describing different greenhouses gases in a common and collective unit. The MDAQMD established the 100,000 MTCO₂ threshold. As indicated in Appendix B, the CO₂E total for the project is well under this threshold limit. As a result, the potential impacts are considered to be less than significant.

B. The San Bernardino County Transit Authority (SBCTA) authorized the preparation of a county-wide Regional Greenhouse Gas Reduction Plan. This plan was completed and finalized in March of 2014. The plan contains multiple reduction measures that would be effective in reducing GHG emissions throughout the SBCTA region.

- Integrate state, regional, and local sustainable community/smart growth principles into the development and entitlement process;

⁴² Pontius Architecture. “A” Street Park, LLC. (Site Plan) Sheet CS. November 23, 2021.

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

The aforementioned regional programs will reduce potential GHG emissions related to excessive VMTs to levels that are less than significant.

HAZARDS & HAZARDOUS MATERIALS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Would the project create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
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?				X
d) Would the project be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code §65962.5, and as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Would the project impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?			X	

Discussion of Findings

A. The proposed project involves the development of a cannabis cultivation, manufacturing, and distribution facility within a 1.16-acre (50,412 square foot) site. Within the project site, a single building housing four separate units would be constructed. The total floor area of this new building would be 38,400 square feet of floor area. The total floor area of the four units would include a ground level consisting of 26,000 square feet and 12,400 square feet within a mezzanine level. The maximum height of the new building would be approximately 40-feet. In addition, a total of 26 new parking spaces would be provided including 2 ADA spaces. Two driveways connecting to the “A” Street cul-de-sac would provide access to the site. A total of 5,330 square feet would be landscaped. The discretionary approvals applicable to this project include a Conditional Use Permit (CUP-21-32) and a Land Development Plan (LDP-21-32). The site is currently vacant though it was previously developed, has been graded, and is devoid of any native vegetation. The site is zoned as Manufacturing Industrial (MI).⁴³ The discretionary approvals applicable to this project include a Conditional Use Permit (CUP 21-32) and a Land Development Plan (LDP 21-32). Once operational, the potentially hazardous materials that are often associated with the cultivation of cannabis are outlined below.

⁴³ Pontius Architecture. “A” Street Park, LLC. (Site Plan) Sheet CS. November 23, 2021.

- *Mold.* Marijuana production requires increased levels of humidity and this increased humidity in the presence of organic material, promotes the growth of mold. Previous studies of illegal indoor cultivation operations have reported elevated levels of airborne mold spores, especially during activities such as plant removal by law enforcement personnel. Physiological effects include allergic reactions, hypersensitivity, and anaphylaxis to marijuana.
- *Skin Sensitivity.* Skin contact through personal handling of plant material or occupational exposure has been associated with hives, itchy skin, and swollen or puffy eyes. As with most sensitizers, initial exposure results in a normal response, but over time, repeated exposures can lead to progressively strong and abnormal responses.
- *Carbon dioxide (CO₂).* CO₂ is used in the marijuana industry to increase plant growth and to produce concentrates. In addition to the liquid gas form, solid carbon dioxide or dry ice can be used for extraction processes. The proposed project must adhere to additional safety regulations regarding compressed gases because compressed gases can present a physical hazard.
- *Carbon monoxide (CO).* CO is a colorless, odorless, toxic gas which interferes with the oxygen-carrying capacity of blood. At elevated concentrations, CO can overcome persons without warning. Sources of carbon monoxide exposure include furnaces, hot water heaters, portable generators/generators in buildings; concrete cutting saws, compressors; forklifts, power trowels, floor buffers, space heaters, welding, and gasoline powered pumps.
- *Indoor Air Quality.* Workers may encounter ozone as a product of the chemical reaction of nitrogen oxides and volatile organic compounds (e.g., terpenes emitted from the marijuana plant) present inside a cultivation facility. Terpenes and nitric oxides are associated with eye, skin, and mucous irritation. Ozone generators may also be found in facilities for odor control. Ozone can cause decreased lung function and/or exacerbate pre-existing health effects, especially in workers with asthma or other respiratory complications.
- *Pesticides.* Cannabis cultivation facilities may have insecticides and fungicides used within the facility. Some pesticides, including pyrethrins and neem oil are non-persistent and have low volatility. However, these pesticides have been associated with dermal and respiratory toxicity for the workers who apply them. Depending on the pesticide, requirements from 40 CFR Part 170 also known as the EPA's Agricultural Worker Protection Standard or WPS may need to be implemented.
- *Nutrients and Corrosive Chemicals.* Cannabis Cultivation facilities may encounter corrosive chemicals in the mixing of nutrients used for plant growth. Respiratory hazards may also occur from breathing in corrosive vapors or particles that irritate or burn the inner lining of the nose, throat, and lungs.

The Applicant will prepare a plan that indicates those protocols that must be adhered to in the event of an accident. This plan will be reviewed and approved by the County of San Bernardino Fire Department prior to the issuance of the Occupancy Permit. As a result, less than significant impacts will occur.

- B.** Government Code Section 65962.5 refers to the Hazardous Waste and Substances Site List, commonly known as the Cortese List, maintained by the California Department of Toxic Substances Control. A search of the EnviroStor database determined that there are no Cortese sites located within the City. The United States

Environmental Protection Agency’s multi-system search Envirofacts was consulted, and it was determined that the project site was not listed within the database.⁴⁴ As a result, no impacts will occur.

- C. There are no schools located within one-quarter of a mile from the project site. The nearest school is Adelanto Elementary School, which is located 2.3 miles northeast of the project site. As a result, the proposed project will not create a hazard to any local school and no impacts are anticipated.
- D. The *Cortese List*, also referred to as the Hazardous Waste and Substances Sites List or the California Superfund List, is a planning document used by the State and other local agencies to comply with CEQA requirements that require the provision of information regarding the location of hazardous materials release sites. A search was conducted through the California Department of Toxic Substances Control Envirostor website to identify whether the project site is listed in the database as a Cortese site. The project site is not identified as a Cortese site.⁴⁵ Therefore, no impacts will occur.
- E. The project site is not located within an airport land use plan and is not located within two miles of a public airport or public use airport.⁴⁶ The nearest airport to the City is the Southern California Logistics Airport is located approximately 3.4 miles northeast of the project site.⁴⁷ The project will not introduce a structure that will interfere with the approach and take off of airplanes utilizing any regional airports. As a result, the proposed project will not result in a safety hazard for people residing or working in the City and no impacts will occur.
- F. At no time will any adjacent streets be completely closed to traffic. As a result, no impacts are associated with the proposed project’s implementation.
- G. The project site is not located within a “very high fire hazard severity zone.”⁴⁸ As a result, the potential impacts will be less than significant.

⁴⁴ United States Environmental Protection Agency. *Envirofacts-Multisystem Search*.
<https://www3.epa.gov/enviro/?CFID=59839&CFTOKEN=30600241>.

⁴⁵ CalEPA. *DTSC’s Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*.
http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm.

⁴⁶ Toll-Free Airline. *San Bernardino County Public and Private Airports, California*.
<http://www.tollfreeairline.com/california/sanbernardino.htm>

⁴⁷ Google Earth. Website accessed May 2, 2020.

⁴⁸ CalFire. *Very High Fire Hazard Severity Zone Map for SW San Bernardino County*. <https://osfm.fire.ca.gov/divisions/wildfire-prevention-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/>.

HYDROLOGY & WATER QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?				X
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?				X
c) Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff, or impede or redirect flood flows?				X
d) Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

Discussion of Findings

A. The proposed project involves the development of a cannabis cultivation, manufacturing, and distribution facility within a 1.16-acre (50,412 square foot) site. Within the project site, a single building housing four separate units would be constructed. The total floor area of this new building would be 38,400 square feet of floor area. The total floor area of the four units would include a ground level consisting of 26,000 square feet and 12,400 square feet within a mezzanine level. The maximum height of the new building would be approximately 40-feet. In addition, a total of 26 new parking spaces would be provided including 2 ADA spaces. Two driveways connecting to the “A” Street cul-de-sac would provide access to the site. A total of 5,330 square feet would be landscaped. The discretionary approvals applicable to this project include a Conditional Use Permit (CUP-21-32) and a Land Development Plan (LDP-21-32). The site is currently vacant though it was previously developed, has been graded, and is devoid of any native vegetation. The site is zoned as Manufacturing Industrial (MI).⁴⁹ The discretionary approvals applicable to this project include a Conditional Use Permit (CUP 21-32) and a Land Development Plan (LDP 21-32). Since the site has been disturbed, no impacts are anticipated.

⁴⁹ Pontius Architecture. “A” Street Park, LLC. (Site Plan) Sheet CS. November 23, 2021.

- B.** No new direct construction-related impacts to groundwater supplies, or groundwater recharge activities would occur. Furthermore, the construction and post-construction BMPs will address contaminants of concern from excess runoff, thereby preventing the contamination of local groundwater. As a result, no impacts will occur.
- C.** No additional undisturbed land will be affected. As a result, no impacts will result.
- D.** According to the Federal Emergency Management Agency (FEMA) flood insurance maps obtained for the City of Adelanto, the proposed project site is located in Zone X.⁵⁰ Thus, properties located in Zone X are not located within a 100-year flood plain.⁵¹ The proposed project site is not located in an area that is subject to inundation by seiche or tsunami. In addition, the project site is located inland approximately 65 miles from the Pacific Ocean and the project site would not be exposed to the effects of a tsunami.⁵² As a result, the potential impacts will be less than significant.
- E.** The proposed project must be in compliance with Chapter 17.93 the City of Adelanto Municipal Code. Chapter 17.93 of the City of Adelanto Municipal Code is responsible for implementing the NPDES and MS4 stormwater runoff requirements. In addition, the project's operation will not interfere with any groundwater management or recharge plan because there are no active groundwater management recharge activities on-site or in the vicinity. As a result, no impacts are anticipated.

⁵⁰ Federal Emergency Management Agency (FEMA). *FEMA Flood Map*.
<https://map1.msc.fema.gov/idms/IntraView.cgi?KEY=4145033&IFIT=1>

⁵¹ FEMA. *Flood Zones, Definition/Description*. <http://www.fema.gov/floodplain-management/flood-zones>.

⁵² Google Earth. Website accessed May 2, 2020.

LAND USE & PLANNING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Would the project physically divide an established community?				X
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?				X

Discussion of Findings

- A.** The proposed project involves the development of a cannabis cultivation, manufacturing, and distribution facility within a 1.16-acre (50,412 square foot) site. Within the project site, a single building housing four separate units would be constructed. The total floor area of this new building would be 38,400 square feet of floor area. The total floor area of the four units would include a ground level consisting of 26,000 square feet and 12,400 square feet within a mezzanine level. The maximum height of the new building would be approximately 40-feet. In addition, a total of 26 new parking spaces would be provided including 2 ADA spaces. Two driveways connecting to the “A” Street cul-de-sac would provide access to the site. A total of 5,330 square feet would be landscaped. The discretionary approvals applicable to this project include a Conditional Use Permit (CUP-21-32) and a Land Development Plan (LDP-21-32). The site is currently vacant though it was previously developed, has been graded, and is devoid of any native vegetation. The site is zoned as Manufacturing Industrial (MI).⁵³ The discretionary approvals applicable to this project include a Conditional Use Permit (CUP 21-32) and a Land Development Plan (LDP 21-32). This issue is specifically concerned with the expansion of an inconsistent land use into an established neighborhood. The proposed project will be confined within the project site’s boundaries. The granting of the requested entitlements will not result in any expansion of the use beyond the current boundaries. As a result, the project will not lead to any division of an existing established neighborhood and no impacts will occur.
- B.** The City of Adelanto permits and regulates Medicinal and Adult Use Cannabis activities in designated zones. Cannabis activity is permitted with a Conditional Use Permit in the following zones: Light Manufacturing (LM), Light Manufacturing Cannabis Only (LMCO), Manufacturing Industrial (MI), and Airport Development District (ADD). The project site is located in the Manufacturing Industrial zone. As a result, no impacts will occur.

⁵³ Pontius Architecture. “A” Street Park, LLC. (Site Plan) Sheet CS. November 23, 2021.

MINERAL RESOURCES

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

Discussion of Findings

- A.** The proposed project involves the development of a cannabis cultivation, manufacturing, and distribution facility within a 1.16-acre (50,412 square foot) site. Within the project site, a single building housing four separate units would be constructed. The total floor area of this new building would be 38,400 square feet of floor area. The total floor area of the four units would include a ground level consisting of 26,000 square feet and 12,400 square feet within a mezzanine level. The maximum height of the new building would be approximately 40-feet. In addition, a total of 26 new parking spaces would be provided including 2 ADA spaces. Two driveways connecting to the “A” Street cul-de-sac would provide access to the site. A total of 5,330 square feet would be landscaped. The discretionary approvals applicable to this project include a Conditional Use Permit (CUP-21-32) and a Land Development Plan (LDP-21-32). The site is currently vacant though it was previously developed, has been graded, and is devoid of any native vegetation. The site is zoned as Manufacturing Industrial (MI).⁵⁴ The discretionary approvals applicable to this project include a Conditional Use Permit (CUP 21-32) and a Land Development Plan (LDP 21-32). The project site is not located in a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities. A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located in the vicinity of the project site.⁵⁵ The project site is located within Mineral Resource Zone (MRZ-3A), which means there may be significant mineral resources present.⁵⁶ In addition, there are no active mineral extraction activities occurring on-site or in the adjacent properties. As a result, no impacts to mineral resources will occur.
- B.** As previously mentioned, no mineral, oil, or energy extraction and/or generation activities are located within the project site. Moreover, the proposed project will not interfere with any resource extraction activity. Therefore, no impacts will result from the implementation of the proposed project.

⁵⁴ Pontius Architecture. “A” Street Park, LLC. (Site Plan) Sheet CS. November 23, 2021.

⁵⁵ California, State of. Department of Conservation. California Oil, Gas, and Geothermal Resources Well Finder. <https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-117.41448/34.56284/14>

⁵⁶ California Department of Conservation. Mineral Land Classification Map for the Adelanto Quadrangle. Map accessed April 11, 2019.

NOISE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Would the project result in generation of excessive ground-borne vibration or ground-borne noise levels?			X	

Discussion of Findings

A. The proposed project involves the development of a cannabis cultivation, manufacturing, and distribution facility within a 1.16-acre (50,412 square foot) site. Within the project site, a single building housing four separate units would be constructed. The total floor area of this new building would be 38,400 square feet of floor area. The total floor area of the four units would include a ground level consisting of 26,000 square feet and 12,400 square feet within a mezzanine level. The maximum height of the new building would be approximately 40-feet. In addition, a total of 26 new parking spaces would be provided including 2 ADA spaces. Two driveways connecting to the “A” Street cul-de-sac would provide access to the site. A total of 5,330 square feet would be landscaped. The discretionary approvals applicable to this project include a Conditional Use Permit (CUP-21-32) and a Land Development Plan (LDP-21-32). The site is currently vacant though it was previously developed, has been graded, and is devoid of any native vegetation.

Future sources of noise generated on-site will include noise from vehicles traveling to and from the project and noise emanating from back-up alarms, air conditioning units, and other equipment. All of the cultivation and manufacture of cannabis products will occur indoors. In addition, the operation of the facility will not expose surrounding uses to excessive noise since interior noise will be further attenuated by the building’s exterior shell. Finally, there are no noise sensitive land uses located in the vicinity of the site. As a result, the proposed project will not expose sensitive receptors to excessive noise levels and the potential impacts are considered to be less than significant.

B. The project will not result in the generation of excessive ground-borne noise due to the nature of the proposed use (no heavy machinery or equipment is anticipated to be in operation once the project is complete). All of the activities would be indoors. In addition, all of the manufacturing activities will occur indoors. The facility’s occupants will be required to adhere to all pertinent City noise regulations. Furthermore, the traffic associated with the proposed project will not be great enough to result in a measurable or perceptible increase in traffic noise (it typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater). As a result, the noise impacts resulting from the proposed project’s occupancy are deemed to be less than significant.

POPULATION & HOUSING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Would the project induce substantial unplanned population growth in an area, either directly or indirectly?				X
b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Discussion of Findings

A. The proposed project involves the development of a cannabis cultivation, manufacturing, and distribution facility within a 1.16-acre (50,412 square foot) site. Within the project site, a single building housing four separate units would be constructed. The total floor area of this new building would be 38,400 square feet of floor area. The total floor area of the four units would include a ground level consisting of 26,000 square feet and 12,400 square feet within a mezzanine level. The maximum height of the new building would be approximately 40-feet. In addition, a total of 26 new parking spaces would be provided including 2 ADA spaces. Two driveways connecting to the “A” Street cul-de-sac would provide access to the site. A total of 5,330 square feet would be landscaped. The discretionary approvals applicable to this project include a Conditional Use Permit (CUP-21-32) and a Land Development Plan (LDP-21-32). The site is currently vacant though it was previously developed, has been graded, and is devoid of any native vegetation. The site is zoned as Manufacturing Industrial (MI).⁵⁷ The discretionary approvals applicable to this project include a Conditional Use Permit (CUP 21-32) and a Land Development Plan (LDP 21-32). Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. Growth-inducing impacts include the following:

- *New development in an area presently undeveloped and economic factors which may influence development.* The project site is currently undeveloped though it is surrounded by development.
- *Extension of roadways and other transportation facilities.* The project site will not require the extension of roadways and other transportation facilities.
- *Extension of infrastructure and other improvements.* The project site is currently vacant though the adjacent properties are developed and will not lead to the installation of any new utility lines. There are existing water lines located in Raccoon Avenue.
- *Major off-site public projects (treatment plants, etc.).* The project’s increase in demand for utility services can be accommodated without the construction or expansion of landfills, water treatment plants, or wastewater treatment plants.

⁵⁷ Pontius Architecture. “A” Street Park, LLC. (Site Plan) Sheet CS. November 23, 2021.

- *The removal of housing requiring replacement housing elsewhere.* The project site is currently vacant though there are no housing units located on-site.
- *Additional population growth leading to increased demand for goods and services.* The project will result in a limited increase in employment which can be accommodated by the local labor market. The project Applicant will be required to pay all required development impact fees mandated under Chapter 14.36 – Development Impact Fees of the City of Adelanto Municipal Code.
- *Short-term growth-inducing impacts related to the project’s construction.* The project will result in limited temporary employment.

The proposed project will utilize existing roadways and infrastructure. Therefore, the proposed project will not extend into undeveloped areas and will not result in unplanned growth. Therefore, no impacts will result.

- B.** No housing units will be displaced as a result of the proposed project’s implementation. Therefore, no impacts will result.

PUBLIC SERVICES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
<p>a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>fire protection services</i>?</p>			X	
<p>b) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>police protection services</i>?</p>			X	
<p>c) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>school services</i>?</p>			X	
<p>d) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in <i>other public facilities</i>?</p>			X	

Discussion of Findings

A. The proposed project involves the development of a cannabis cultivation, manufacturing, and distribution facility within a 1.16-acre (50,412 square foot) site. Within the project site, a single building housing four separate units would be constructed. The total floor area of this new building would be 38,400 square feet of floor area. The total floor area of the four units would include a ground level consisting of 26,000 square feet and 12,400 square feet within a mezzanine level. The maximum height of the new building would be approximately 40-feet. In addition, a total of 26 new parking spaces would be provided including 2 ADA spaces. Two driveways connecting to the “A” Street cul-de-sac would provide access to the site. A total of 5,330 square feet would be landscaped. The discretionary approvals applicable to this project include a Conditional Use Permit (CUP-21-32) and a Land Development Plan (LDP-21-32). The site is currently vacant though it was previously developed, has been graded, and is devoid of any native vegetation. The site is zoned as Manufacturing Industrial (MI).⁵⁸ The discretionary approvals applicable to this project include a Conditional Use Permit (CUP 21-32) and a Land Development Plan (LDP 21-32).

The City contracts fire protection services with the San Bernardino County Fire Department. The use will be

⁵⁸ Pontius Architecture. “A” Street Park, LLC. (Site Plan) Sheet CS. November 23, 2021.

required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks, emergency access, and fire flow (or the flow rate of water that is available for extinguishing fires). The project will require the use of volatile solvents during the manufacturing phase. The Fire Department requires multiple fire safety features including sprinklers, gas detection alarms, ventilation systems, and specific signage. In addition, the Fire Department restricts the location of compressed gas tanks. The proposed project will also be required to adhere to all pertinent site and interior design regulations. The proposed project would only place an incremental demand on fire services since the project will be constructed with adherence to all pertinent building and fire codes. In addition, the project's implementation will not affect response times or department capacity. As a result, the potential impacts to fire protection services will be less than significant.

- B.** Law enforcement services within the City are provided by the San Bernardino County Sheriff's Department which serves the community from one police station. Access to the proposed facility will be controlled at all times. Employees will be required to wear identification/key cards and access to the facility and buildings will require the use of the identification/key cards. Interior and exterior security cameras will be located inside all building and throughout the project site and 24/7 security will be on-site. Other security features include complete enclosure of the site in chain link fencing, chain link gates at both driveway entrances and wall-mounted exterior lights. Furthermore, no retail sales will be permitted within the facility. In addition, the Applicant will be required to prepare a security plan pursuant to local and State regulations. As a result, the proposed project's law enforcement service impacts are less than significant.
- C.** Due to the nature of the proposed project, no direct enrollment impacts regarding school services will occur. The proposed project will not directly increase demand for school services. As a result, the impacts on school-related services will be less than significant.
- D.** No new governmental services will be needed, and the proposed project is not expected to have any impact on existing governmental services. As a result, less than significant impacts are anticipated.

RECREATION

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

Discussion of Findings

A. The proposed project involves the development of a cannabis cultivation, manufacturing, and distribution facility within a 1.16-acre (50,412 square foot) site. Within the project site, a single building housing four separate units would be constructed. The total floor area of this new building would be 38,400 square feet of floor area. The total floor area of the four units would include a ground level consisting of 26,000 square feet and 12,400 square feet within a mezzanine level. The maximum height of the new building would be approximately 40-feet. In addition, a total of 26 new parking spaces would be provided including 2 ADA spaces. Two driveways connecting to the “A” Street cul-de-sac would provide access to the site. A total of 5,330 square feet would be landscaped. The discretionary approvals applicable to this project include a Conditional Use Permit (CUP-21-32) and a Land Development Plan (LDP-21-32). The site is currently vacant though it was previously developed, has been graded, and is devoid of any native vegetation. The site is zoned as Manufacturing Industrial (MI).⁵⁹ The discretionary approvals applicable to this project include a Conditional Use Permit (CUP 21-32) and a Land Development Plan (LDP 21-32).

Due to the industrial nature of the proposed project, no increase in the use of City parks and recreational facilities will occur. No parks are located adjacent to the site. The proposed project would not result in any improvements that would potentially significantly physically alter any public park facilities and services. As a result, the impacts anticipated are less than significant.

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

⁵⁹ Pontius Architecture. “A” Street Park, LLC. (Site Plan) Sheet CS. November 23, 2021.

TRANSPORTATION & CIRCULATION

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Would the project conflict with a plan, ordinance, or policy establishing measures addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?			X	
b) For a land use project, would the project conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)(1)?			X	
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)(2)?				X
d) 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)?			X	
e) Would the project result in inadequate emergency access?				X

Discussion of Findings

The proposed project involves the development of a cannabis cultivation, manufacturing, and distribution facility within a 1.16-acre (50,412 square foot) site. Within the project site, a single building housing four separate units would be constructed. The total floor area of this new building would be 38,400 square feet of floor area. The total floor area of the four units would include a ground level consisting of 26,000 square feet and 12,400 square feet within a mezzanine level. The maximum height of the new building would be approximately 40-feet. In addition, a total of 26 new parking spaces would be provided including 2 ADA spaces. Two driveways connecting to the “A” Street cul-de-sac would provide access to the site. A total of 5,330 square feet would be landscaped. The discretionary approvals applicable to this project include a Conditional Use Permit (CUP-21-32) and a Land Development Plan (LDP-21-32). The site is currently vacant though it was previously developed, has been graded, and is devoid of any native vegetation. The site is zoned as Manufacturing Industrial (MI).⁶⁰ The discretionary approvals applicable to this project include a Conditional Use Permit (CUP 21-32) and a Land Development Plan (LDP 21-32).

The proposed project will operate the manufacturing and cultivation facilities seven days a week between the hours of 6:00 AM to 6:00 PM with exceptions for scheduled early or late deliveries. According to the Applicant, between, 6-8 deliveries will be made daily. The project is anticipated to employ up to 40 persons at full capacity. This assumes all employees will use their personal vehicles with no ridesharing or use of public transit. This translates into approximately 40 trip ends per day. The number of trips generated by vendors and suppliers will generate an additional number of daily trips that for the purposes of analysis will not exceed 10 trips per day. The total daily traffic generated by the proposed use will consist of 40 daily trips from commuting employees, 16 van delivery trips, and 10 trips per day from vendors and suppliers. In general, the overall daily trip generation will be 66 daily trips. The projected daily trip generation is well under the number of trips (216 trips)

⁶⁰ Pontius Architecture. “A” Street Park, LLC. (Site Plan) Sheet CS. November 23, 2021.

for a typical manufacturing use. As a result, the traffic impacts will be less than significant.

- B.** According to CEQA Guidelines *§15064.3 subdivision (b)(1)*, vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be considered to have a less than significant transportation impact. The proposed use will occupy a developed site. The project is an “infill” development, which is seen as an important strategy in combating the release of GHG emissions. Infill development provides a regional benefit in terms of a reduction in Vehicle Miles Traveled (VMT) since the project is consistent with the regional and State sustainable growth objectives identified in the State’s Strategic Growth Council (SGC).⁶¹ As a result, the potential impacts are considered to be less than significant.
- C.** The proposed project is not a transportation project. As a result, no impacts on this issue will result.
- D.** The proposed project will not expose future residents to dangerous intersections or sharp curves and the proposed project will not introduce incompatible equipment or vehicles to the adjacent roads. Adequate gap time and sight distance is available along Raccoon Avenue. As a result, the potential impacts will be less than significant.
- E.** The project would not affect emergency access to any adjacent parcels. At no time will any local streets or parcels be closed to traffic. As a result, the proposed project’s implementation will not result in any impacts.

⁶¹ California Strategic Growth Council. <http://www.sgc.ca.gov/Initiatives/infill-development.html>.

TRIBAL CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
<p>a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a 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.?</p>				<p>X</p>

Discussion of Findings

A. The proposed project involves the development of a cannabis cultivation, manufacturing, and distribution facility within a 1.16-acre (50,412 square foot) site. Within the project site, a single building housing four separate units would be constructed. The total floor area of this new building would be 38,400 square feet of floor area. The total floor area of the four units would include a ground level consisting of 26,000 square feet and 12,400 square feet within a mezzanine level. The maximum height of the new building would be approximately 40-feet. In addition, a total of 26 new parking spaces would be provided including 2 ADA spaces. Two driveways connecting to the “A” Street cul-de-sac would provide access to the site. A total of 5,330 square feet would be landscaped. The discretionary approvals applicable to this project include a Conditional Use Permit (CUP-21-32) and a Land Development Plan (LDP-21-32). The site is currently vacant though it was previously developed, has been graded, and is devoid of any native vegetation. The site is zoned as Manufacturing Industrial (MI).⁶² The discretionary approvals applicable to this project include a Conditional Use Permit (CUP 21-32) and a Land Development Plan (LDP 21-32). A Tribal Resource is defined in Public Resources Code section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria

⁶² Pontius Architecture. “A” Street Park, LLC. (Site Plan) Sheet CS. November 23, 2021.

set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a “non-unique archaeological resource” as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).
- Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.

Since no new significant grading or ground disturbance would occur, no impacts on this issue will occur.

UTILITIES & SERVICE SYSTEMS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Would the project require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental impacts?			X	
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?			X	
c) Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?			X	
d) Would the project generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?			X	
e) Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?				X
f) Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X

Discussion of Findings

A. The proposed project involves the development of a cannabis cultivation, manufacturing, and distribution facility within a 1.16-acre (50,412 square foot) site. Within the project site, a single building housing four separate units would be constructed. The total floor area of this new building would be 38,400 square feet of floor area. The total floor area of the four units would include a ground level consisting of 26,000 square feet and 12,400 square feet within a mezzanine level. The maximum height of the new building would be approximately 40-feet. In addition, a total of 26 new parking spaces would be provided including 2 ADA spaces. Two driveways connecting to the “A” Street cul-de-sac would provide access to the site. A total of 5,330 square feet would be landscaped. The discretionary approvals applicable to this project include a Conditional Use Permit (CUP-21-32) and a Land Development Plan (LDP-21-32). The site is currently vacant though it was previously developed, has been graded, and is devoid of any native vegetation. The site is zoned as Manufacturing Industrial (MI).⁶³ The discretionary approvals applicable to this project include a Conditional Use Permit (CUP 21-32) and a Land Development Plan (LDP 21-32). There are no existing water or wastewater treatment plants, electric power plants, telecommunications facilities, natural gas facilities, or stormwater drainage infrastructure located on-site. Therefore, the project’s implementation will not require the relocation of any of the aforementioned facilities. The project site is currently vacant, and the existing utility connections and facilities can adequately handle the proposed project and no expansion of these services is required (refer

⁶³ Pontius Architecture. “A” Street Park, LLC. (Site Plan) Sheet CS. November 23, 2021.

to the following subsections). As a result, the potential impacts will be less than significant.

- B.** The City of Adelanto Water Department (AWD) provides water service and wastewater service to approximately 27,139 residents of Adelanto. The AWD employs a staff of twelve to manage and maintain the Department and its water resources. The Director of Public Utilities and the five-member Public Utilities Authority are responsible for providing adequate water services to the City. According to the City's 2015 Urban Water Management Plan, the City is projected to have an adequate supply of water to meet the increase in demand. In addition, the City is projected to have enough water to meet demand during a single dry year, and a multiple dry year scenario.⁶⁴ There are existing water and sewer lines that run through Cassia Road and Beaver Road.⁶⁵ Therefore, the project's implementation will not require the relocation or construction of any water facilities or connections. The indoor agricultural areas will utilize an automated irrigation system. In addition, the project will be equipped with water efficient fixtures and drought tolerant landscaping will be planted throughout the project site. As a result, the impacts will be less than significant.
- C.** The City operates a 1.5-million-gallons-per-day activated sludge wastewater treatment facility through an operations and maintenance contract with PERC Water Corporation. In addition to operations, PERC performs routine collection system cleaning, sewage spill response and cleanup, and industrial sewage pretreatment program. The City is currently constructing a 2.5-million-gallons-per-day upgrade that will increase wastewater treatment capabilities to 4.0 million gallons per day and produce treated water that can be used for lawn/public parks irrigation, construction and dust control and other beneficial uses. The project's implementation will not require the relocation or construction of any water facilities or connections. As a result, the impacts are expected to be less than significant.
- D.** The proposed project will generate project specific waste including cannabis waste and residual solvents. All cannabis waste and residual solvents will be secured and disposed of in specially designated waste receptacles. Any organic residue would be recycled for either compost or reprocessing. In addition, licensed waste haulers (Solid Waste Solutions, Inc.) must remove the organic waste. According to the Applicant, the on-site activities would not involve the generation of any organic cannabis-related waste. Any organic residue would be recycled for either compost or reprocessing. The solid waste that would ultimately be generated would be conventional refuse. As a result, the potential impacts will be less than significant.
- E.** The proposed project, like all other development in San Bernardino County and the City of Adelanto, will be required to adhere to City and County ordinances with respect to waste reduction and recycling. As a result, no impacts related to State and local statutes governing solid waste are anticipated.
- F.** The proposed project, like all other development in the City, will be required to adhere to City and County ordinances with respect to waste reduction and recycling. As a result, no impacts related to State and local statutes governing solid waste are anticipated.

⁶⁴ City of Adelanto. *2015 Urban Water Management Plan*. Report dated June 22, 2016.

⁶⁵ City of Adelanto. City of Adelanto Existing Sewer and Water. <https://www.ci.adelanto.ca.us/DocumentCenter/View/614/Sewer-and-Water-Map>.

WILDFIRE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project impair an adopted emergency response plan or emergency evacuation plan?				X
b) Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Would the project require the installation of 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?				X
d) Would the project expose people or structure to significant risks, including down slope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Discussion of Findings

- A.** The proposed project involves the development of a cannabis cultivation, manufacturing, and distribution facility within a 1.16-acre (50,412 square foot) site. Within the project site, a single building housing four separate units would be constructed. The total floor area of this new building would be 38,400 square feet of floor area. The total floor area of the four units would include a ground level consisting of 26,000 square feet and 12,400 square feet within a mezzanine level. The maximum height of the new building would be approximately 40-feet. In addition, a total of 26 new parking spaces would be provided including 2 ADA spaces. Two driveways connecting to the “A” Street cul-de-sac would provide access to the site. A total of 5,330 square feet would be landscaped. The discretionary approvals applicable to this project include a Conditional Use Permit (CUP-21-32) and a Land Development Plan (LDP-21-32). The site is currently vacant though it was previously developed, has been graded, and is devoid of any native vegetation. The site is zoned as Manufacturing Industrial (MI).⁶⁶ The discretionary approvals applicable to this project include a Conditional Use Permit (CUP 21-32) and a Land Development Plan (LDP 21-32). The project site is located in the midst of an urbanized area. Improved surface streets serve the project site and the surrounding area. Furthermore, the proposed project would not involve the closure or alteration of any existing evacuation routes that would be important in the event of a wildfire. As a result, no impacts will occur.
- B.** The project site is located in the midst of an urbanized area. The proposed project may be exposed to particulate emissions generated by wildland fires in the mountains (the site is located approximately 20 miles north and northwest of the San Gabriel and San Bernardino Mountains). However, the potential impacts would not be

⁶⁶ Pontius Architecture. “A” Street Park, LLC. (Site Plan) Sheet CS. November 23, 2021.

exclusive to the project site since criteria pollutant emissions from wildland fires may affect the entire City as well as the surrounding cities and unincorporated county areas. As a result, no impacts will occur.

- C.** The project will not require the installation or maintenance of associated wildfire-related infrastructure. As a result, no impacts will occur.

- D.** There is no risk from wildfire within the project site or the surrounding area given the project site's distance from any area that may be subject to a wildfire event. The surrounding areas are sparsely developed. Therefore, the project will not expose future employees to flooding or landslides facilitated by runoff flowing down barren and charred slopes and no impacts will occur.

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APPENDIX B

AIR QUALITY WORKSHEETS

CATEGORICAL EXEMPTION • CITY OF ADELANTO
 CUP 21-32 & LDP 21-32 • "A" STREET PARK, LLC. • "A" STREET, ADELANTO (APN 0459-681-019 & 020)

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A St Park - Mojave Desert Air Basin, Summer

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

A St Park

Mojave Desert Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Manufacturing	38.40	1000sqft	0.88	38,400.00	0
Parking Lot	26.00	Space	0.23	10,400.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	31
Climate Zone	10			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use -
- Construction Phase - No Demolition & No Grading
- Off-road Equipment - No Demolition
- Off-road Equipment - No Grading
- Grading - 1.16 Acre Site
- Area Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	10.00	30.00

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tblConstructionPhase	NumDays	200.00	180.00
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	NumDays	4.00	0.00
tblConstructionPhase	NumDays	10.00	30.00
tblConstructionPhase	NumDays	2.00	15.00
tblConstructionPhase	PhaseEndDate	5/10/2023	5/23/2023
tblConstructionPhase	PhaseEndDate	4/12/2023	2/28/2023
tblConstructionPhase	PhaseEndDate	6/28/2022	5/31/2022
tblConstructionPhase	PhaseEndDate	7/6/2022	6/21/2022
tblConstructionPhase	PhaseEndDate	4/26/2023	4/11/2023
tblConstructionPhase	PhaseEndDate	6/30/2022	6/21/2022
tblConstructionPhase	PhaseStartDate	4/27/2023	4/12/2023
tblConstructionPhase	PhaseStartDate	7/7/2022	6/22/2022
tblConstructionPhase	PhaseStartDate	7/1/2022	6/22/2022
tblConstructionPhase	PhaseStartDate	4/13/2023	3/1/2023
tblConstructionPhase	PhaseStartDate	6/29/2022	6/1/2022
tblGrading	AcresOfGrading	0.00	1.16
tblGrading	AcresOfGrading	14.06	1.16
tblOffRoadEquipment	HorsePower	81.00	0.00
tblOffRoadEquipment	HorsePower	187.00	0.00
tblOffRoadEquipment	HorsePower	247.00	0.00
tblOffRoadEquipment	HorsePower	247.00	0.00
tblOffRoadEquipment	HorsePower	97.00	0.00
tblOffRoadEquipment	HorsePower	97.00	0.00
tblOffRoadEquipment	LoadFactor	0.73	0.00
tblOffRoadEquipment	LoadFactor	0.41	0.00
tblOffRoadEquipment	LoadFactor	0.40	0.00
tblOffRoadEquipment	LoadFactor	0.40	0.00
tblOffRoadEquipment	LoadFactor	0.37	0.00

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tblOffRoadEquipment	LoadFactor	0.37	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	7.00	0.00

2.0 Emissions Summary

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2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	1.7473	14.6459	13.5512	0.0253	5.4171	0.6229	6.0399	2.9227	0.5740	3.4958	0.0000	2,338,791 0	2,338,791 0	0.5408	0.0286	2,356.189 7
2023	30.1113	12.0407	13.3676	0.0252	0.2268	0.5179	0.7447	0.0614	0.5001	0.5615	0.0000	2,329,228 7	2,329,228 7	0.4142	0.0274	2,346.026 1
Maximum	30.1113	14.6459	13.5512	0.0253	5.4171	0.6229	6.0399	2.9227	0.5740	3.4958	0.0000	2,338,791 0	2,338,791 0	0.5408	0.0286	2,356.189 7

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	1.7473	14.6459	13.5512	0.0253	5.4171	0.6229	6.0399	2.9227	0.5740	3.4958	0.0000	2,338,791 0	2,338,791 0	0.5408	0.0286	2,356.189 7
2023	30.1113	12.0407	13.3676	0.0252	0.2268	0.5179	0.7447	0.0614	0.5001	0.5615	0.0000	2,329,228 7	2,329,228 7	0.4142	0.0274	2,346.026 1
Maximum	30.1113	14.6459	13.5512	0.0253	5.4171	0.6229	6.0399	2.9227	0.5740	3.4958	0.0000	2,338,791 0	2,338,791 0	0.5408	0.0286	2,356.189 7

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

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2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Area	1.0718	6.0000e-005	6.5600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0141	0.0141	4.0000e-005			0.0150
Energy	0.0367	0.3335	0.2801	2.0000e-003		0.0253	0.0253		0.0253	0.0253		400.1521	400.1521	7.6700e-003	7.3400e-003		402.5300
Mobile	0.8897	1.1001	7.5457	0.0157	1.5206	0.0134	1.5340	0.4056	0.0126	0.4181		1,620.1104	1,620.1104	0.0851	0.0796		1,645.9652
Total	1.9982	1.4336	7.8323	0.0177	1.5206	0.0387	1.5594	0.4056	0.0379	0.4435		2,020.2767	2,020.2767	0.0928	0.0870		2,048.5103

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Area	1.0718	6.0000e-005	6.5600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0141	0.0141	4.0000e-005			0.0150
Energy	0.0367	0.3335	0.2801	2.0000e-003		0.0253	0.0253		0.0253	0.0253		400.1521	400.1521	7.6700e-003	7.3400e-003		402.5300
Mobile	0.8897	1.1001	7.5457	0.0157	1.5206	0.0134	1.5340	0.4056	0.0126	0.4181		1,620.1104	1,620.1104	0.0851	0.0796		1,645.9652
Total	1.9982	1.4336	7.8323	0.0177	1.5206	0.0387	1.5594	0.4056	0.0379	0.4435		2,020.2767	2,020.2767	0.0928	0.0870		2,048.5103

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	6/1/2022	5/31/2022	5	0	
2	Site Preparation	Site Preparation	6/1/2022	6/21/2022	5	15	
3	Grading	Grading	6/22/2022	6/21/2022	5	0	
4	Building Construction	Building Construction	6/22/2022	2/28/2023	5	180	
5	Paving	Paving	3/1/2023	4/11/2023	5	30	
6	Architectural Coating	Architectural Coating	4/12/2023	5/23/2023	5	30	

Acres of Grading (Site Preparation Phase): 1.16

Acres of Grading (Grading Phase): 1.16

Acres of Paving: 0.23

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 57,600; Non-Residential Outdoor: 19,200; Striped Parking Area: 624 (Architectural Coating – sqft)

OffRoad Equipment

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

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

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	0	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	21.00	8.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	4.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000							

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3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000							

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.3513	0.0000	5.3513	2.9053	0.0000	2.9053			0.0000			0.0000
Off-Road	1.3122	14.6277	7.0939	0.0172		0.6225	0.6225		0.5727	0.5727		1,666.1738	1,666.1738	0.5389		1,679.6457
Total	1.3122	14.6277	7.0939	0.0172	5.3513	0.6225	5.9739	2.9053	0.5727	3.4780		1,666.1738	1,666.1738	0.5389		1,679.6457

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3.3 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0317	0.0182	0.2582	6.2000e-004	0.0657	3.5000e-004	0.0661	0.0174	3.2000e-004	0.0178		63.0692	63.0692	1.9200e-003	1.7500e-003	63.6377
Total	0.0317	0.0182	0.2582	6.2000e-004	0.0657	3.5000e-004	0.0661	0.0174	3.2000e-004	0.0178		63.0692	63.0692	1.9200e-003	1.7500e-003	63.6377

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.3513	0.0000	5.3513	2.9053	0.0000	2.9053			0.0000			0.0000
Off-Road	1.3122	14.6277	7.0939	0.0172		0.6225	0.6225		0.5727	0.5727	0.0000	1,666.1738	1,666.1738	0.5389		1,679.6457
Total	1.3122	14.6277	7.0939	0.0172	5.3513	0.6225	5.9739	2.9053	0.5727	3.4780	0.0000	1,666.1738	1,666.1738	0.5389		1,679.6457

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3.3 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0317	0.0182	0.2582	6.2000e-004	0.0657	3.5000e-004	0.0661	0.0174	3.2000e-004	0.0178		63.0692	63.0692	1.9200e-003	1.7500e-003	63.6377
Total	0.0317	0.0182	0.2582	6.2000e-004	0.0657	3.5000e-004	0.0661	0.0174	3.2000e-004	0.0178		63.0692	63.0692	1.9200e-003	1.7500e-003	63.6377

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000							

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3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000							

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000							

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3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000							

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689		2,001,542.9	2,001,542.9	0.3486		2,010,258.1
Total	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689		2,001,542.9	2,001,542.9	0.3486		2,010,258.1

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3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0154	0.3454	0.1469	1.6300e-003	0.0543	4.4600e-003	0.0587	0.0156	4.2600e-003	0.0199		171.6916	171.6916	9.0000e-004	0.0241	178.8827
Worker	0.0832	0.0477	0.6779	1.6300e-003	0.1725	9.1000e-004	0.1734	0.0458	8.4000e-004	0.0466		165.5566	165.5566	5.0500e-003	4.5800e-003	167.0489
Total	0.0986	0.3931	0.8248	3.2600e-003	0.2268	5.3700e-003	0.2321	0.0614	5.1000e-003	0.0665		337.2482	337.2482	5.9500e-003	0.0286	345.9316

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581
Total	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581

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3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0154	0.3454	0.1469	1.6300e-003	0.0543	4.4600e-003	0.0587	0.0156	4.2600e-003	0.0199		171.6916	171.6916	9.0000e-004	0.0241	178.8827
Worker	0.0832	0.0477	0.6779	1.6300e-003	0.1725	9.1000e-004	0.1734	0.0458	8.4000e-004	0.0466		165.5566	165.5566	5.0500e-003	4.5800e-003	167.0489
Total	0.0986	0.3931	0.8248	3.2600e-003	0.2268	5.3700e-003	0.2321	0.0614	5.1000e-003	0.0665		337.2482	337.2482	5.9500e-003	0.0286	345.9316

3.5 Building Construction - 2023

Unmitigated Construction On-Site

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

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3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0117	0.2882	0.1367	1.5800e-003	0.0543	2.5900e-003	0.0569	0.0156	2.4700e-003	0.0181		166.2722	166.2722	7.2000e-004	0.0232	173.1999
Worker	0.0768	0.0421	0.6199	1.5700e-003	0.1725	8.6000e-004	0.1734	0.0458	7.9000e-004	0.0466		161.1689	161.1689	4.5300e-003	4.2200e-003	162.5405
Total	0.0884	0.3303	0.7566	3.1500e-003	0.2268	3.4500e-003	0.2302	0.0614	3.2600e-003	0.0647		327.4411	327.4411	5.2500e-003	0.0274	335.7404

Mitigated Construction On-Site

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

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3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0117	0.2882	0.1367	1.5800e-003	0.0543	2.5900e-003	0.0569	0.0156	2.4700e-003	0.0181		166.2722	166.2722	7.2000e-004	0.0232	173.1999
Worker	0.0768	0.0421	0.6199	1.5700e-003	0.1725	8.6000e-004	0.1734	0.0458	7.9000e-004	0.0466		161.1689	161.1689	4.5300e-003	4.2200e-003	162.5405
Total	0.0884	0.3303	0.7566	3.1500e-003	0.2268	3.4500e-003	0.2302	0.0614	3.2600e-003	0.0647		327.4411	327.4411	5.2500e-003	0.0274	335.7404

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297,688 0	1,297,688 0	0.4114		1,307,972 5
Paving	0.0201					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6647	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297,688 0	1,297,688 0	0.4114		1,307,972 5

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3.6 Paving - 2023

Unmitigated Construction Off-Site

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297,688.0	1,297,688.0	0.4114		1,307,972.5
Paving	0.0201					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6647	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297,688.0	1,297,688.0	0.4114		1,307,972.5

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3.6 Paving - 2023

Mitigated Construction Off-Site

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

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	29.9050					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	30.0967	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

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3.7 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0146	8.0100e-003	0.1181	3.0000e-004	0.0329	1.6000e-004	0.0330	8.7200e-003	1.5000e-004	8.8700e-003		30.6988	30.6988	8.6000e-004	8.0000e-004	30.9601
Total	0.0146	8.0100e-003	0.1181	3.0000e-004	0.0329	1.6000e-004	0.0330	8.7200e-003	1.5000e-004	8.8700e-003		30.6988	30.6988	8.6000e-004	8.0000e-004	30.9601

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	29.9050					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	30.0967	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

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3.7 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0146	8.0100e-003	0.1181	3.0000e-004	0.0329	1.6000e-004	0.0330	8.7200e-003	1.5000e-004	8.8700e-003		30.6988	30.6988	8.6000e-004	8.0000e-004	30.9601
Total	0.0146	8.0100e-003	0.1181	3.0000e-004	0.0329	1.6000e-004	0.0330	8.7200e-003	1.5000e-004	8.8700e-003		30.6988	30.6988	8.6000e-004	8.0000e-004	30.9601

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.8897	1.1001	7.5457	0.0157	1.5206	0.0134	1.5340	0.4056	0.0126	0.4181		1,620.1104	1,620.1104	0.0851	0.0796	1,645.9652
Unmitigated	0.8897	1.1001	7.5457	0.0157	1.5206	0.0134	1.5340	0.4056	0.0126	0.4181		1,620.1104	1,620.1104	0.0851	0.0796	1,645.9652

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Manufacturing	150.91	246.53	195.46	499,046	499,046
Parking Lot	0.00	0.00	0.00		
Total	150.91	246.53	195.46	499,046	499,046

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Manufacturing	9.50	7.30	7.30	59.00	28.00	13.00	92	5	3
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Manufacturing	0.531780	0.056022	0.172399	0.135630	0.029743	0.007796	0.007114	0.023242	0.000520	0.000194	0.028649	0.001160	0.005752
Parking Lot	0.531780	0.056022	0.172399	0.135630	0.029743	0.007796	0.007114	0.023242	0.000520	0.000194	0.028649	0.001160	0.005752

5.0 Energy Detail

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Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0367	0.3335	0.2801	2.0000e-003		0.0253	0.0253		0.0253	0.0253		400.1521	400.1521	7.6700e-003	7.3400e-003	402.5300
NaturalGas Unmitigated	0.0367	0.3335	0.2801	2.0000e-003		0.0253	0.0253		0.0253	0.0253		400.1521	400.1521	7.6700e-003	7.3400e-003	402.5300

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Manufacturing	3401.29	0.0367	0.3335	0.2801	2.0000e-003		0.0253	0.0253		0.0253	0.0253		400.1521	400.1521	7.6700e-003	7.3400e-003	402.5300
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0367	0.3335	0.2801	2.0000e-003		0.0253	0.0253		0.0253	0.0253		400.1521	400.1521	7.6700e-003	7.3400e-003	402.5300

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5.2 Energy by Land Use - Natural Gas

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Manufacturing	3.40129	0.0367	0.3335	0.2801	2.0000e-003		0.0253	0.0253		0.0253	0.0253		400.1521	400.1521	7.6700e-003	7.3400e-003	402.5300
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0367	0.3335	0.2801	2.0000e-003		0.0253	0.0253		0.0253	0.0253		400.1521	400.1521	7.6700e-003	7.3400e-003	402.5300

6.0 Area Detail

6.1 Mitigation Measures Area

- Use Low VOC Paint - Non-Residential Interior
- Use Low VOC Paint - Non-Residential Exterior

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.0718	6.0000e-005	6.5600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0141	0.0141	4.0000e-005		0.0150
Unmitigated	1.0718	6.0000e-005	6.5600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0141	0.0141	4.0000e-005		0.0150

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2458					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.8254					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	6.1000e-004	6.0000e-005	6.5600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0141	0.0141	4.0000e-005		0.0150
Total	1.0718	6.0000e-005	6.5600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0141	0.0141	4.0000e-005		0.0150

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6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
SubCategory	lb/day										lb/day						
Architectural Coating	0.2458					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Consumer Products	0.8254					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Landscaping	6.1000e-004	6.0000e-005	6.5600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005			0.0141	0.0141	4.0000e-005		0.0150
Total	1.0718	6.0000e-005	6.5600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005			0.0141	0.0141	4.0000e-005		0.0150

7.0 Water Detail

7.1 Mitigation Measures Water

CATEGORICAL EXEMPTION • CITY OF ADELANTO
CUP 21-32 & LDP 21-32 • "A" STREET PARK, LLC. • "A" STREET, ADELANTO (APN 0459-681-019 & 020)

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A St Park - Mojave Desert Air Basin, Summer

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

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