

# 1.0 Executive Summary

This Draft Environmental Impact Report (EIR) evaluates the environmental effects that may result from the construction and operation of the proposed Mesa Linda Street Development Project (proposed Project). This EIR has been prepared in conformance with State and City of Hesperia environmental policy guidelines for implementation of the California Environmental Quality Act (CEQA).

The EIR is being circulated for review and comment by the public and other interested parties, agencies and organizations for 45 days in accordance with Section 15087 and Section 15105 of the CEQA Guidelines. During the 45-day review period, the Draft EIR will be available for public review at the City's website (<https://www.cityofhesperia.us/1466/Environmental-Documents>).

Written comments related to environmental issues in the Draft EIR should be addressed to:

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A Notice of Availability of the Draft EIR was published concurrently with distribution of this document.

## 1.1 PROJECT LOCATION

The Project site is located within the northwestern portion of the City of Hesperia, northwest of the Poplar Street and Mesa Linda Street intersection. Regional access to the Project site is provided by Interstate 15 (I-15) and Highway 395. Local access to the site is provided from Mesa Linda Street and Poplar Street. Specifically, the Project site is located within Section 22, Township 4 North, Range 5 West, San Bernardino Base and Meridian (SBB&M) of the Baldy Mesa United States Geological Survey (USGS) 7.5-minute topographic quadrangle.

The Project site encompasses approximately 18.16 acres and is comprised of two parcels identified as Assessor's Parcel Numbers (APNs) 306-458-102 and 306-458-103. The Project site and surrounding area is shown in *Figure 3-1, Regional Location*, and *Figure 3-2, Local Vicinity*.

## 1.2 PROJECT DESCRIPTION SUMMARY

The applicant, Newcastle Partners, has submitted applications to the City of Hesperia for a Conditional Use Permit (CUP) for the Project referred to as the Mesa Linda Street Development Project. The CUP would allow for a warehouse use greater than 200,000 square feet. The Project would develop a new 408,997 square foot warehouse building on the 18.16-acre site.

*Building and Architecture.* The proposed Project consists of a single-story, approximately 55-foot-tall warehouse building. The Project building would include 396,997 square feet of warehouse space, 6,000 square feet of office space, and 6,000 square feet mezzanine for additional office use. The building would also include 54 dock doors along the south side of the building. The building would result in a floor area ratio (FAR) of 0.52. The building would be joined by an outdoor, concrete truck court which would include 57 trailer stalls for loading and unloading.

*Circulation and Street Improvements.* Vehicle access to the site would be from four new driveways, as shown in *Figure 3-5, Conceptual Site Plan*. The northernmost driveway along Mesa Linda Street would be limited

**Table 1-1: Summary of Impacts, Mitigation Measures, and Level of Significance**

Impact	Applicable Standard Conditions, Plan, Program, Policy (PPP), or Project Design Feature (PDF)	Level of Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<b>5.1 Aesthetics</b>				
<b>Impact AE-1:</b> Would the Project have a substantial adverse effect on a scenic vista?		Less than significant	None required	Less than significant
<b>Impact AE-2:</b> 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?		Potentially Significant	<b>Mitigation Measure AES-1</b> Project buildings and elements shall include colors and tones that mimic the natural desert environment. The Project applicant shall present to the City of Hesperia a materials board showing the proposed building color palette for review and approval prior to issuance of the first building permit. City staff shall review the color palette to ensure that the selected colors and tones largely conform to those colors and tones already found in the surrounding natural desert landscape. The color palette, along with the Project design as a whole, shall also be reviewed to assure conformance with the development standards of the Hesperia Municipal Code and the Main Street and Freeway Corridor Specific Plan in order to promote the visual character and quality of the surrounding area.	Less than significant
<b>Impact AE-3:</b> Would the Project create a new source of substantial		Less than significant	None required	Less than significant

Impact	Applicable Standard Conditions, Plan, Program, Policy (PPP), or Project Design Feature (PDF)	Level of Significance before Mitigation	Mitigation Measures	Significance after Mitigation
light or glare that would adversely affect day and nighttime views in the area?				
<b>Cumulative</b>		Less than significant	None required	Less than significant
<b>5.2 Air Quality</b>				
<b>Impact AQ-1:</b> Would the Project conflict with or obstruct implementation of the applicable air quality plan?		Less than significant	None required	Less than significant
<b>Impact AQ-2:</b> Would the Project result in a cumulatively considerable net increase of a criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?		Less than significant	None required	Less than significant
<b>Impact AQ-3:</b> Would the Project expose sensitive receptors to substantial pollutant concentrations?		Less than significant	None required	Less than significant
<b>Cumulative</b>		Less than Significant	None required	Less than significant
<b>5.3 Biological Resources</b>				
<b>Impact BIO-1:</b> Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or		Potentially significant	<b>Mitigation Measure BIO-1: Preconstruction Burrowing Owl Surveys</b> <ul style="list-style-type: none"> <li>A preconstruction survey for resident burrowing owls shall be conducted by a qualified biologist within 30 days prior to</li> </ul>	Less than significant

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<p>regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?.</p>			<p>commencement of grading and construction activities to ensure that no owls have colonized the site in the days of weeks preceding project activities. If ground disturbing activities in these areas are delayed or suspended for more than 30 days after the preconstruction survey, the area shall be resurveyed for owls. The preconstruction survey and any relocation activity shall be conducted in accordance with the Staff Report on Burrowing Owl Mitigation (CDFG 2012).</p> <ul style="list-style-type: none"> <li>• If active nests are identified on an implementing project site during the preconstruction survey, the nests shall be avoided, or the owls actively or passively relocated. To adequately avoid active nests, no grading or heavy equipment activity shall take place within at least 250 feet of an active nest during the breeding season (February 1 through August 31), and 160 feet during the non-breeding season.</li> <li>• If burrowing owls occupy any implementing portion of the Project site and cannot be avoided, active or passive relocation shall be used to exclude owls from their burrows, as agreed to by the City of Hesperia Planning Department and</li> </ul>	

Impact	Applicable Standard Conditions, Plan, Program, Policy (PPP), or Project Design Feature (PDF)	Level of Significance before Mitigation	Mitigation Measures	Significance after Mitigation
			<p>the CDFW. Relocation shall be conducted outside the breeding season or once the young are able to leave the nest and fly. Passive relocation is the exclusion of owls from their burrows (outside the breeding season or once the young are able to leave the nest and fly) by installing one-way doors in burrow entrances. These one-way doors allow the owl to exit the burrow, but not enter it. These doors shall be left in place 48 hours to ensure owls have left the burrow. Artificial burrows shall be provided nearby. The implementing project area shall be monitored daily for one week to confirm owl use of burrows before excavating burrows in the impact area. Burrows shall be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible pipe shall be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow. The CDFW shall be consulted prior to any active relocation to determine acceptable receiving sites available where this species has a greater chance of successful long-term relocation. If avoidance is infeasible, then a Determination of Biologically Equivalent or Superior Preservation (DBESP) Report shall</p>	

Impact	Applicable Standard Conditions, Plan, Program, Policy (PPP), or Project Design Feature (PDF)	Level of Significance before Mitigation	Mitigation Measures	Significance after Mitigation
			<p>be required, including associated relocation of burrowing owls. If conservation is not required, then owl relocation shall still be required following accepted protocols. Take of active nests shall be avoided, so it is strongly recommended that any relocation occur outside of the nesting season.</p> <p><b>Mitigation Measure BIO-2: Sensitive Wildlife Surveys</b></p> <ul style="list-style-type: none"> <li>Coastal whiptail (<i>Aspidoscelis tigris stejnegeri</i>) and coast horned lizard (<i>Phrynosoma blainvillii</i>) have the potential to exist on the Project site and the potential to be impacted by construction activities. A qualified biological monitor shall be present on site during all ground disturbing activities to ensure no direct or indirect take of the species occurs. A pre-construction survey will be conducted three days prior to initiation of construction activities that would remove vegetation or otherwise disturb potential habitat. If the species occurs on site during Project activities, the biologist will have the authority to stop construction and allow the species time to evacuate the Project site.</li> <li>If a listed species is encountered and cannot be avoided until they voluntarily leave the work area,</li> </ul>	

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			<p>this plan will be amended to include:</p> <ul style="list-style-type: none"> <li>• Information on the site form which the species is to be removed and the proposed alternate habitat to which they are to be moved;</li> <li>• Identification of proposed biologists who will handle species movement;</li> <li>• The proposed method for capture and relocation for the species to the new site; and</li> <li>• Reference to any applicable protocol guidelines.</li> </ul> <p><b>Mitigation Measure BIO-3: Migratory Bird Treaty Act</b></p> <p>Prior to issuance of a Grading Permit, the Project Applicant/Developer shall provide evidence of intention to comply with the Federal Migratory Bird Treaty Act by including a note on the Grading Plans that states as follows:</p> <ul style="list-style-type: none"> <li>• Project development ground disturbing and vegetation clearing activities should <u>not</u> occur during the bird nesting season of February 1 through September 15.</li> <li>• If avoidance of ground disturbing and vegetation clearing activities cannot be implemented and these</li> </ul>	

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			<p>activities will occur during the bird nesting season, the Project Applicant/Developer shall employ a qualified biologist who will conduct pre-construction nesting bird surveys during the nesting bird season within 3 (three) days prior to vegetation removal and/or construction activities.</p> <p>If active nests are found during nesting bird surveys, the nests will be flagged and a 500-foot buffer for raptors and a 250-foot buffer for migratory songbirds and shall be installed around the nests. The buffers shall remain in place until the young have fledged, and the nest becomes unoccupied.</p> <p><b>Mitigation Measure BIO-5: Relocation of Desert Native Plants (Hesperia Municipal Code Chapter 16.24).</b></p> <p>Prior to the issuance of grading permits, the Project Applicant shall submit an application and applicable fee paid to the City of Hesperia for removal or relocation of protected native desert plants under Hesperia Municipal Code Chapter 16.24 as required and schedule a preconstruction site inspection with the Planning Division and the Building Division. The application shall include certification from a qualified Joshua tree and native desert plant expert(s) to determine that proposed removal or relocation of protected native desert plants are</p>	

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			<p>appropriate, supportive of a healthy environment, and in compliance with the City of Hesperia Municipal Code. Protected plants subject to Hesperia Municipal Code Chapter 16.24 may be relocated on-site, or within an area designated as an area for species to be adopted later. The application shall include a detailed plan for the removal of all protected plants on the Project site. The plan shall be prepared by a qualified Joshua tree and native desert plant expert(s). The plan shall include, but not be limited to, the following measures:</p> <ul style="list-style-type: none"> <li>• Salvaged plants shall be transplanted expeditiously to either their final on-site location, or to an approved off-site area. If the plants cannot be expeditiously taken to their permanent relocation area at the time of excavation, they may be transplanted in a temporary area (stockpiled) prior to being moved to their permanent relocation site(s).</li> <li>• Western Joshua trees shall be marked on their north facing side prior to excavation. Transplanted western Joshua trees shall be planted in the same orientation as they currently occur on the Project site, with the marking on the north side of the trees facing north at the relocation site(s).</li> </ul>	

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			<ul style="list-style-type: none"> <li>• Transplanted plants shall be watered prior to and at the time of transplantation. The schedule of watering shall be determined by the qualified tree expert and desert native plant expert(s) to maintain plant health. Watering of the transplanted plants shall continue under the guidance of qualified tree expert and desert native plant expert(s) until it has been determined that the transplants have become established in the permanent relocation site(s) and no longer require supplemental watering.</li> </ul> <p><b>Mitigation Measure BIO-6: Western Joshua Tree Lands (CESA)</b></p> <p>In the case that the California Fish and Game Commission lists western Joshua trees as threatened under the California Endangered Species Act, the following measure will be implemented:</p> <ul style="list-style-type: none"> <li>• Prior to the initiation of Joshua tree removal, obtain California Endangered Species Act (CESA) Incidental Take Permit under Section 2081 of the Fish and Game Code. The Project Applicant will adhere to measures and conditions set forth within the Incidental Take Permit.</li> <li>• Mitigation for direct impacts to western Joshua trees shall be</li> </ul>	

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			<p>fulfilled through conservation of western Joshua trees at a 1:1 habitat replacement ratio, of equal or better functions and values to those impacted by the Project. Mitigation can be through purchases of credits at a California Department of Fish and Wildlife (CDFW)-approved mitigation bank for western Joshua tree. Additionally, no take of western Joshua tree will occur without authorization from CDFW in the form of an Incidental Take Permit pursuant to Fish and Game Code 2081.</p> <ul style="list-style-type: none"> <li>• Name, qualifications, business address, and contact information of a biological monitor (designated botanist) shall be submitted to CDFW at least 30 days prior to Project activities. The designated botanist shall be responsible for monitoring Project activities to help minimize and fully mitigate or avoid incidental take of Joshua trees.</li> <li>• An education program (Worker Environmental Awareness Program) shall be conducted for all persons employed or working in the project area before performing any work.</li> <li>• A trash abatement program shall be in place before starting project activities and throughout the</li> </ul>	

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			<p>duration of the Project to ensure that trash and food are contained in animal proof containers.</p> <ul style="list-style-type: none"> <li>• The boundaries of the Project site shall be clearly delineated, in consultation with the designated botanist, prior to project activities with posted signs, posting stakes, flags, and/or rope or cord.</li> <li>• Project-related personnel shall access the Project area using existing routes, or routes identified in the Project description, and shall not cross Joshua tree habitat outside or on route to the Project area.</li> <li>• The designated botanist shall have authority to immediately stop any activity that does not comply with the ITP, and/or to order any reasonable measure to avoid unauthorized take of an individual Joshua tree.</li> <li>• The Project analyzed impacts to western Joshua trees by applying the 186-foot and 36-foot buffer zone overlap with the project boundaries of two adjacent proposed developments. Any impacts to overlapping Joshua trees will be analyzed by CDFW to ensure no Joshua trees are mitigated twice.</li> </ul>	

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<p><b>Impact BIO-2:</b> Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?</p>		Potentially significant	<p><b>Mitigation Measure BIO-4: Jurisdiction Waters,</b> listed above.</p>	Less than significant
<p><b>Impact BIO-3:</b> Would the Project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p>		No Impact	None required	No Impact
<p><b>Impact BIO-4:</b> Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p>		Potentially Significant	<p><b>Mitigation Measure BIO-3: Migratory Bird Treaty Act,</b> listed above.</p>	Less than significant
<p><b>Impact BIO-5:</b> Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?.</p>		Potentially Significant	<p><b>Mitigation Measure BIO-5: Relocation of Desert Native Plants (Hesperia Municipal Code Chapter 16.24),</b> listed above. <b>Mitigation Measure BIO-6: Western Joshua tree Lands (CESA),</b> listed above.</p>	Less than significant

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<p><b>Impact BIO-6:</b> Would the Project conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?</p>		No Impact	None required.	No Impact
<p><b>Cumulative</b></p>		Potentially significant	<p><b>Mitigation Measure BIO-1: Preconstruction Burrowing Owl Surveys</b>, listed above.</p> <p><b>Mitigation Measure BIO-2: Sensitive Wildlife Surveys</b>, listed above.</p> <p><b>Mitigation Measure BIO-3: Migratory Bird Treaty Act</b>, listed above.</p> <p><b>Mitigation Measure BIO-4: Jurisdiction Waters</b>, listed above.</p> <p><b>Mitigation Measure BIO-5: Relocation of Desert Native Plants (Hesperia Municipal Code Chapter 16.24)</b>, listed above.</p> <p><b>Mitigation Measure BIO-6: Western Joshua tree Lands (CESA)</b>, listed above.</p>	Less than significant
<p><b>5.4 Cultural Resources</b></p>				
<p><b>Impact CUL-1:</b> Would the Project cause a substantial adverse change in the significance of a historical</p>	<p><b>PPP CUL-1: Human Remains.</b> Should human remains or funerary objects be discovered</p>	Less than Significant	None required.	Less than significant

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resource pursuant to § 15064.5?	<p>during Project construction, the Project would be required to comply with State Health and Safety Code Section 7050.5, which states that no further disturbance may occur in the vicinity of the body (within a 100-foot buffer of the find) until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine the identity of and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD must complete the inspection within 48 hours of notification by the NAHC.</p>			
<p><b>Impact CUL-2:</b> Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?.</p>		<p>Potentially Significant</p>	<p><b>Mitigation Measure CUL-1: Archaeological Monitoring.</b> Prior to the issuance of the first grading permit, the applicant shall provide a letter to the City Planning Division, or designee, from a qualified professional archeologist meeting the Secretary of Interior’s Professional Qualifications for Archaeology as defined at 36 CFR Part 61, Appendix A, stating that qualified archeologists have been retained and will be present at pre-grade meetings and for all initial ground disturbing activities, up to five feet in depth.</p> <p>In the event that a resource is inadvertently discovered during ground-disturbing activities, work must be halted within 50 feet of the find until it can be evaluated by the qualified archaeologist. Construction activities could continue in other areas. If the find is considered a “resource” the archaeologist shall pursue either protection in place or recovery, salvage and treatment of the deposits. Recovery, salvage and treatment protocols shall be developed in accordance with applicable provisions of Public Resource Code Section 21083.2 and State CEQA Guidelines</p>	<p>Less than significant</p>

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			<p>15064.5 and 15126.4 in consultation with the City. Per CEQA Guidelines Section 15126.4(b)(3), preservation in place shall be the preferred means to avoid impacts to archaeological resources qualifying as historical resources. Consistent with CEQA Guidelines Section 15126.4(b)(3)(C), if unique archaeological resources cannot be preserved in place or left in an undisturbed state, recovery, salvage, and treatment shall be required at the developer/applicant's expense.</p>	
<p><b>Impact PAL-1:</b> Would the Project directly destroy or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>		<p>Potentially Significant</p>	<p><b>Mitigation Measure PAL-1: Paleontological Resource Management Plan.</b> Prior to the start of construction, a Paleontological Resources Management Plan (PRMP) shall be prepared by a qualified Paleontologist and include the following procedures:</p> <ul style="list-style-type: none"> <li>• Paleontological spot checks during ground-disturbing activities greater than 6 feet below the current ground surface, in order to identify if moderate sensitivity middle to early Pleistocene-age very old axialchannel deposits (Qvoa) are being impacted. If sensitive sediments are observed, then paleontological monitoring will continue on a full-time basis in</li> </ul>	<p>Less than significant</p>

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			<p>those areas.</p> <ul style="list-style-type: none"> <li>Development of an inadvertent discovery plan to expediently address treatment of paleontological resources should any be encountered during development associated with the Project. If these resources are inadvertently discovered during ground-disturbing activities, work must be halted within 50 feet of the find until it can be evaluated by a qualified paleontologist. Construction activities could continue in other areas. If the discovery proves to be significant, additional work, such as fossil collection and curation, may be warranted and would be discussed in consultation with the appropriate regulatory agency(ies).</li> </ul>	
<b>Cumulative</b>		Less than significant	None required	Less than significant
<b>5.5 Energy</b>				
<b>Impact E-1:</b> Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?		Less than significant	None required	Less than significant

Impact	Applicable Standard Conditions, Plan, Program, Policy (PPP), or Project Design Feature (PDF)	Level of Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<b>Impact E-2:</b> Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?		Less than significant	None required	Less than significant
<b>Cumulative</b>		Less than significant	None required	Less than significant
<b>5.6 Greenhouse Gas Emissions</b>				
<b>Impact GHG-1:</b> Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		Less than significant	None required	Less than significant
<b>Impact GHG-2:</b> Would the Project conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?		Less than significant	None required	Less than significant
<b>Cumulative</b>		Less than significant	Non required	Less than significant
<b>5.7 Hydrology and Water Quality</b>				
<b>Impact WQ-1:</b> Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<b>PPP WQ-1: NPDES/SWPPP.</b> Prior to issuance of any grading or demolition permits, the applicant shall provide the County Building and Safety Division evidence of compliance with the NPDES (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the	Less than significant	None required	Less than significant

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	<p>State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of one acre or larger. The Project applicant/proponent shall comply by submitting a Notice of Intent (NOI) and by developing and implementing a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.</p> <p><b>PPP WQ-2: WQMP.</b> Prior to the approval of the Grading Plan and issuance of Grading Permits a completed Water Quality Management Plan (WQMP) shall be submitted to and approved by the Public Works Department. The WQMP shall be submitted using the San Bernardino County Stormwater Program’s model form and shall identify all Post-Construction, Site Design, Source Control, and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development project in order to minimize the adverse effects on receiving waters.</p>			
<p><b>Impact WQ-2:</b> Would the Project substantially decrease</p>		<p>Less than significant</p>	<p>None required</p>	<p>Less than significant</p>

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groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?				
<b>Impact WQ-3:</b> Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?	<p><b>PPP WQ-1:</b> NPDES/SWPPP, listed above.</p> <p><b>PPP WQ-2:</b> WQMP, listed above.</p>	Less than significant	None required	Less than significant
<b>Impact WQ-4:</b> Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<p><b>PPP WQ-1:</b> NPDES/SWPPP, listed above.</p> <p><b>PPP WQ-2:</b> WQMP, listed above.</p>	Less than significant	None required	Less than significant
<b>Impact WQ-5:</b> Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through addition of impervious surfaces, in a manner which would create or contribute	<p><b>PPP WQ-1:</b> NPDES/SWPPP, listed above.</p> <p><b>PPP WQ-2:</b> WQMP, listed above.</p>	Less than significant	None required	Less than significant

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runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				
<b>Impact WQ-6:</b> Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?		Less than significant	None required	Less than significant
<b>Impact WQ-7:</b> Would the Project be located in flood hazard, tsunami, or seiche zones, and risk release of pollutants due to Project inundation?		Less than significant	None required	Less than significant
<b>Impact WQ-8:</b> Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<b>PPP WQ-2:</b> WQMP, listed above.	Less than significant	None required	Less than significant
<b>Cumulative</b>	<b>PPP WQ-1:</b> NPDES/SWPPP, listed above.  <b>PPP WQ-2:</b> WQMP, listed above.	Less than significant	None required	Less than significant
<b>5.8 Noise</b>				
<b>Impact NOI-1:</b> Would the Project result in generation of a substantial		Less than significant	None required	Less than significant

Impact	Applicable Standard Conditions, Plan, Program, Policy (PPP), or Project Design Feature (PDF)	Level of Significance before Mitigation	Mitigation Measures	Significance after Mitigation
temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				
<b>Impact NOI-2:</b> Would the Project result in generation of excessive groundborne vibration or groundborne noise levels?		Less than significant	None required	Less than significant
<b>Cumulative</b>		Less than significant	None required	Less than significant
<b>5.9 Transportation</b>				
<b>Impact TR-1:</b> Would the Project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?		Less than significant	None required	Less than significant
<b>Impact TR-2:</b> Would the Project conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?		Less than significant	None required	Less than significant
<b>Impact TR-3:</b> 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)?		Potentially Significant	None feasible	Significant and unavoidable
<b>Cumulative</b>		Less than significant	None required	Less than significant

Impact	Applicable Standard Conditions, Plan, Program, Policy (PPP), or Project Design Feature (PDF)	Level of Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<b>5.10 Tribal Cultural Resources</b>				
<p><b>Impact TCR-1:</b> 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)?</p>	<p><b>PPP TCR-1:</b> Native American historical and cultural resources and sacred sites are protected under PRC Sections 5097.9 to 5097.991, which require that descendants be notified when Native American human remains are discovered and provide for treatment and disposition of human remains and associated grave goods.</p> <p><b>PPP CUL-1: Human Remains,</b> as listed above.</p>	Potentially Significant	<p><b>MM CUL-1: Archaeological Resources,</b> as listed above.</p> <p><b>Mitigation Measure 6:</b> The landowner will relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project area to the appropriate Tribe for proper treatment and disposition.</p>	No Impact
<p><b>Impact TCR-2:</b> 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</p>		Potentially significant		Less than significant

Impact	Applicable Standard Conditions, Plan, Program, Policy (PPP), or Project Design Feature (PDF)	Level of Significance before Mitigation	Mitigation Measures	Significance after Mitigation
set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?				
<b>Cumulative</b>	<b>PPP TCR-1</b> , as listed above. <b>PPP CUL-1</b> , as listed above.	Potentially significant	<b>Mitigation Measure CUL-1</b> , as listed above.  <b>Mitigation Measure 6</b> , as listed above.	Less than significant
<b>5.11 Utilities and Service Systems</b>				
<b>Impact UT-1:</b> Would the Project require or result in the relocation or construction of new water facilities, the construction or relocation of which could cause significant environmental effects?		Less than significant	None required	Less than significant
<b>Cumulative</b>		Less than significant	None required	Less than significant