

**CITY OF ADELANTO  
INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM**

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to Section 15063 of the State CEQA Guidelines.

**PROJECT LABEL:**

<b>APN:</b>	0459-432-29 and 50
<b>APPLICANT:</b>	Credit Holdings, LLC
<b>COMMUNITY:</b>	City of Adelanto
<b>LOCATION:</b>	North side of Yucca Road, between Muskrat Avenue and Raccoon Avenue
<b>PROJECT No:</b>	Conditional Use Permit (CUP) 16-37 & Location and Development Plan (LDP) 16-23
<b>STAFF:</b>	Reuben Arceo, Project Manager, RPG Inc.
<b>REP(S):</b>	Daniel Pocius, Credit Holdings, LLC
<b>PROPOSAL:</b>	A Conditional Use Permit and Location and Development Plan to establish a medical cannabis cultivation, manufacturing, distribution, transportation, and testing facility consisting of six (6) buildings totaling 628,425 square feet on 30.97 acres.

**General Plan:** LM Light-Manufacturing  
**Zoning:** LM Light-Manufacturing

**PROJECT CONTACT INFORMATION:**

**Lead agency:** City of Adelanto  
Planning Department  
11600 Air Expressway  
Adelanto, CA 92301

**Contact person:** Reuben Arceo, Project Manager, RPG Inc.  
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**Project Sponsor:** Credit Holdings, LLC  
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**Phone No:** (909) 354-8019  
**E-mail:** dpocius@frontier-enterprises.com

## **PROJECT DESCRIPTION:**

The Project Applicant, Credit Holdings, LLC, submitted the following applications to the City of Adelanto, which comprises the proposed Project: Location and Development Plan (LDP) 16-23 and Conditional Use Permit (CUP) 16-37. The Project's application materials are on file with the City of Adelanto Planning Department, 11600 Air Expressway, Adelanto, CA 92301 and are hereby incorporated by reference.

### **A. Location and Development Permit (LDP) 16-23**

The proposed Project consists of the construction of six (6) industrial concrete tilt-up buildings totaling 628,425 square feet and related site improvements, such as parking areas and landscaping. Five (5) of the buildings will be 120,000 square feet each and will contain four (4) 30,000 square-foot units. One (1) building will be 30,000 square feet and will contain one (1) unit.

#### **Street Improvements and Access**

Access to the Project site is proposed from Yucca Road and Muskrat Avenue. Yucca Road is a paved two-lane roadway with no curb, gutter, or sidewalk as it abuts the site. Muskrat Avenue is a paved two-lane roadway with no curb, gutter, or sidewalk as it abuts the site. In addition, there is vehicle parking taking place along the east side of Muskrat Avenue across from the industrial development located on the west side of Muskrat Avenue. Joshua Avenue is an unimproved dirt roadway as it abuts the northern boundary of the site. Raccoon Avenue is located approximately 160 feet east of the site and is a paved two-lane roadway with no curb, gutter, or sidewalk. No access is proposed along Raccoon Avenue.

The Project proposes to construct the following street improvements:

- Yucca Road (North Side): Half-width improvements within a 72-foot right-of-way consisting of pavement, curb, gutter, and sidewalk.
- Muskrat Avenue (East Side): Half-width improvements within a 60-foot right-of-way consisting of pavement, curb, gutter, and sidewalk.
- Joshua Road (South Side): Half-width improvements within a 60-foot right-of-way consisting of pavement, curb, gutter, and sidewalk. In addition, an 8-foot travel lane is proposed 8-feet beyond the centerline the right-of-way.

### Water and Sewer Improvements

#### *Water*

There is an existing 8-inch water line in Muskrat Avenue and an existing 12-inch water line in Yucca Road. The Project will tie into both water lines to create a looped system throughout the Project.

#### *Sewer*

The Project is proposing to construct an 8-inch sewer line offsite that travels north beneath Panther Avenue and then east beneath Air Expressway and will tie into the existing 18-inch sewer line at the intersection of Air Expressway & Raccoon Avenue.

#### *Drainage Improvements*

The primary drainage design elements are the roads, drive aisles, curb and gutter, and the curb opening structures out letting to the proposed basin(s). Drive aisles and curb and gutter within the project will be used to carry runoff.

#### *Off-Site Improvements*

The Project is proposing to construct an 8-inch sewer line offsite that travels north beneath Panther Avenue and then east beneath Air Expressway and will tie into the existing 18-inch sewer line at the intersection of Air Expressway & Raccoon Avenue. It should be noted that throughout this Initial Study Checklist the terms "Project site" or "Project area" includes the 60-foot right-of-way for Panther Avenue.

#### *Future Street Vacation*

Development of the site will require the vacation of Panther Avenue within the boundaries of the Project site south of Joshua Avenue. This will be considered under a separate application.

#### *Operational Characteristics*

The Project proposes six (6) industrial buildings totaling 628,425 square feet. The intended use is for medical cannabis cultivation, manufacturing, distribution, transportation, and testing.

### **B. Conditional Use Permit (CUP) 16-37**

Pursuant to City requirements, approval of a Conditional Use Permit is required to establish and operate a medical cannabis cultivating, manufacturing, distribution, transportation, and testing facility on the subject property in the Light Manufacturing District. The CUP is intended to ensure that the proposed use is compatible with

surrounding uses, or, through the imposition of development and use conditions, can be made compatible with surrounding uses.

## **ENVIRONMENTAL/EXISTING SITE CONDITIONS:**

CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as "...the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation is published, or if no Notice of Preparation is published, at the time the environmental analysis is commenced..." (CEQA Guidelines §15125[a]).

In the case of the proposed Project, the Initial Study Checklist determined that a Mitigated Negative Declaration is the appropriate form of CEQA compliance document, which does not require a Notice of Preparation. Thus, the baseline environmental setting for the Project is the approximate date that the Project's Initial Study Checklist commenced in October of 2016.

### **A. Air Quality**

The Project site is located within the Mojave Desert Air Basin (MDAB). The Basin includes the desert portion of San Bernardino County and the far eastern end of Riverside County. The MDAB has mountain ranges intermingled with vast valleys and dry lakes. Prevailing winds come from the west and the southwest. The Basin is managed by the Mojave Desert Air Quality Management District (MDAQMD).

The closest monitoring station to the Project site is located in Victorville, approximately 7.5 miles southeast of the Project site. Local air quality in the vicinity of the Project site has exceeded air quality standards for O<sub>3</sub> one-hour and eight-hour and particulate matter (PM<sub>2.5</sub>), as recorded at the nearest air monitoring station during each of the last two years for which data is available.

### **B. Geology/Soils**

The property is situated in the Mojave Desert geomorphic province. The Mojave Desert province is a wedge-shaped area that is enclosed on the southwest by the San Andreas fault zone, the Transverse Ranges province and the Colorado Desert province, on the north and northeast by the Garlock fault zone, the Tehachapi Mountains and the Basin and Range province, and on the east by the Nevada and Arizona state lines, and the Colorado River. The area is dominated by broad alluviated basins that are mostly aggrading surfaces that are receiving non-marine continental deposits from the adjacent upland areas. Alluvial materials were encountered in all of the hollow-stem auger borings excavated on the site. In general, the alluvial materials typically consist of interlayers of medium dense to very dense silty sand and sand and very stiff to hard silt.

The primary fault zones of the area are found in the western half of the province and have a general northwest-southeast trend. These zones are the San Andreas, Helendale, Lenwood and Lockhart in the subject site vicinity. In addition to these major zones, there are numerous secondary fault zones in the area and many smaller fault zones in the eastern half of the province. Many of the secondary fault zones in the province have a general east-west trend. More specific to the subject property, the site is located in an area geologically mapped to be underlain by alluvium (Dibblee, T.W., 1960). No faults are shown presently in the immediate site vicinity on the maps reviewed for the area.

Based on the San Bernardino County Land Use Services geologic hazard maps, the site is not mapped within a zone of potentially liquefiable soils.

### **C. Hazards**

The Project site is located within a “moderate” fire hazard area. There are no other hazardous conditions affecting the site.

### **D. Hydrology and Drainage**

The Project site is located within Zone X of FEMA Flood Panel No. 06071C578OH. This is an area identified as a 500-year Floodplain with a “moderate” to “low” risk for flooding (0.2% Annual Flood Chance Hazard).

The Project site is vacant, undeveloped and undisturbed land with uniform slope of approximately 1.5 percent. The topography indicates that the runoff drains in a northerly direction in the form of sheet flow, and there is a dirt road at the north end of the site, at the future alignment of Joshua Avenue that routes the flow to the west, where it currently ponds due to the low point created by the past construction of Muskrat below exiting ground elevations. There is no evidence of defined washes on site. There are two exit points for onsite flows. One previously described at the intersection of Joshua Avenue and Muskrat Avenue that drains the bulk of the Project site, and another that drains a small area along the east side of the site. The eastern sheet flow continues northerly as surface flow.

### **E. Land Use**

The Project site consists of approximately 30.97 acres. The site is vacant. Surrounding land uses are shown on Table 1.

**Table1. Existing Land Use and General Plan Land Use/ Zoning Districts**

Location	Existing Use
Site	Light Manufacturing (LM)
North	Light Manufacturing (LM) Greenbelt Corridor Easement (GCE) Greenbelt Corridor Drainage (GCD)
South	Manufacturing/Industrial (MI)
East	Greenbelt Corridor Easement (GCE)
West	Light Manufacturing (LM)

*Source: Field Inspection, April 2016*

**F. Noise**

Ambient or background noise levels are typically a composite of sounds from many sources located both near and far, without any particular sound being dominant. The primary existing noise sources in the Project area are transportation facilities. Traffic on Yucca Road, Muskrat Avenue, and Raccoon Avenue contribute to the ambient noise levels in the Project vicinity. Also contributing the noise environment are the industrial uses located to the west and south of the Project site.

**G. Topography**

The Project site is relatively flat. Elevations range from approximately 2,928 feet (above mean sea level) along the southern boundary of the Project site to 2,916 feet along the north property line.

**H. Transportation/Access**

Under existing conditions, the Project site has no traffic issues because it is vacant land.

Existing roadway conditions in the immediate vicinity of the Project site include the following:

- Yucca Road is a paved two-lane roadway with no curb, gutter, or sidewalk as it abuts the site.
- Muskrat Avenue is a paved two-lane roadway with no curb, gutter, or sidewalk on the west side of the roadway. There are no improvements adjacent to the Project site which lies on the east side of Muskrat Avenue. In addition, there is vehicle parking taking place along the east side of Muskrat Avenue across from the industrial development located on the west side of Muskrat Avenue.

- Joshua Avenue is an unimproved dirt roadway as it abuts the northern boundary of the site.
- Raccoon Avenue is located approximately 160-feet east of the site and is a semi-paved two-lane roadway with no curb, gutter, or sidewalk.

There is a Stop Control at the intersection of Yucca Road and Muskrat Avenue and Yucca Road and Raccoon Avenue.

## **I. Water & Sewer**

Water service is provided by the Adelanto Public Utility Authority. The water service area encompasses about 50 square miles and provides water for drinking and fire protection. This is accomplished with a network of water wells, pumps, storage tanks, and water transmission lines. Water service is available in Yucca Road to serve the Project site from an existing 12-inch water line.

Sewer service is provided by the Adelanto Public Utility Authority through a network of gravity and force main sewer pipelines. There is an existing line in Yucca Road but it is too shallow to serve the Project site.

## **J. Vegetation**

The site supports a highly disturbed creosote bush (*Larrea tridentata*) community; therefore, the site only supports a few species including creosote bush (*Larrea tridentata*), Joshua tree (*Yucca brevifolia*), and brome grass (*Bromus* sp.).

## **K. Wildlife**

The site supports limited wildlife species on the site due to past ground disturbance, and a limited number of species was observed during the field investigations. California ground squirrel (*Otospermophilus beecheyi*), and ravens (*Corvus corax*) were the only wildlife observed, however; jackrabbits (*Lepus californicus*), desert cottontails (*Sylvilagus auduboni*), and coyotes (*Canis latrans*) occur in the surrounding area and may potentially occur on the site. Various other species were previously observed in the area, but not observed during the October 2016 survey.

## **OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (e.g., permits, financing approval, or participation agreement.):**

- Lahonton Regional Water Quality Control Board (Construction Activity General Construction Permit; NPDES Permit),
- San Bernardino County Fire Department Certified Unified Program Agency (Hazardous Materials Release Response Plan and Inventory - Business Plan)

The above mentioned agencies are not meant to be an all-inclusive list and other agencies may have responsibility over some aspect of the project.

## **EVALUATION FORMAT**

This Initial Study Checklist has been prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. The Project is evaluated based on its potential effect on seventeen (17) environmental factors categorized as follows, as well as Mandatory Findings of Significance:

- |                                     |  |
|-------------------------------------|--|
| 1. Aesthetics                       | 10. Land Use & Planning                |
| 2. Agriculture & Forestry Resources | 11. Mineral Resources                  |
| 3. Air Quality                      | 12. Noise                              |
| 4. Biological Resources             | 13. Population & Housing               |
| 5. Cultural Resources               | 14. Public Services                    |
| 6. Geology & Soils                  | 15. Recreation                         |
| 7. Greenhouse Gas Emissions         | 16. Transportation & Traffic           |
| 8. Hazards & Hazardous Materials    | 17. Utilities & Service Systems        |
| 9. Hydrology & Water Quality        | 18. Mandatory Findings of Significance |

Each factor is analyzed by responding to a series of questions pertaining to the impact of the Project on the particular factor in the form of a checklist. This Initial Study Checklist provides a manner to analyze the impacts of the Project on each factor in order to determine the severity of the impact and determine if mitigation measures can be implemented to reduce the impact to less than significant without having to prepare an Environmental Impact Report.

CEQA also requires Lead Agencies to evaluate potential environmental effects based to the fullest extent possible on scientific and factual data (CEQA Guidelines §15064[b]). A determination of whether or not a particular environmental impact will be significant must be based on substantial evidence, which includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts (CEQA Guidelines §15064f[5]).

The effects of the Project are then placed in the following four categories, which are each followed by a summary to substantiate why the Project does not impact the particular factor with or without mitigation. If “Potentially Significant Impacts” that cannot be mitigated are determined, then the Project does not qualify for a Mitigated Negative Declaration and an Environmental Impact Report must be prepared:



<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
Potentially significant impact(s) have been identified or anticipated that cannot be mitigated to a level of insignificance. An Environmental Impact Report must therefore be prepared.	Potentially significant impact(s) have been identified or anticipated, but mitigation is possible to reduce impact(s) to a less than significant category. Mitigation measures must then be identified.	No "significant" impact(s) identified or anticipated. Therefore, no mitigation is necessary.	No impact(s) identified or anticipated. Therefore, no mitigation is necessary.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**DETERMINATION:**

On the basis of this initial evaluation, the following finding is made:

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

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Signature: Reuben Arceo, Project Manager, RPG Inc.

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Date

**APPENDICES (Under Separate Cover or on Compact Disk)**

- A. Air Quality, Greenhouse Gas Emission CalEEMod Outputs.
- B. Biological Resources Assessment
- C. Protected Plant Preservation Plan

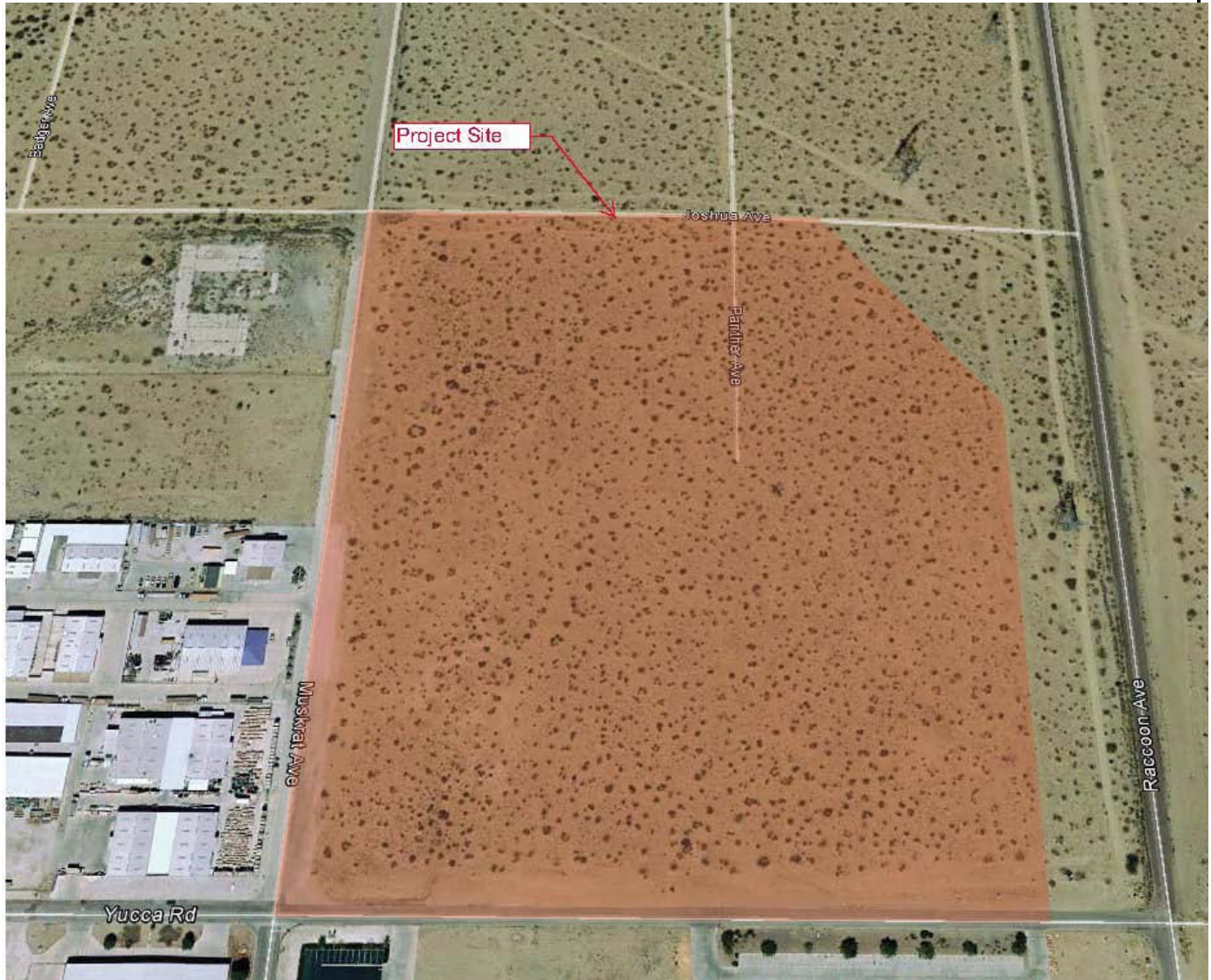
D. Geotechnical Report

E. Addendum to Geotechnical Report

F. Phase I Environmental Site Assessment

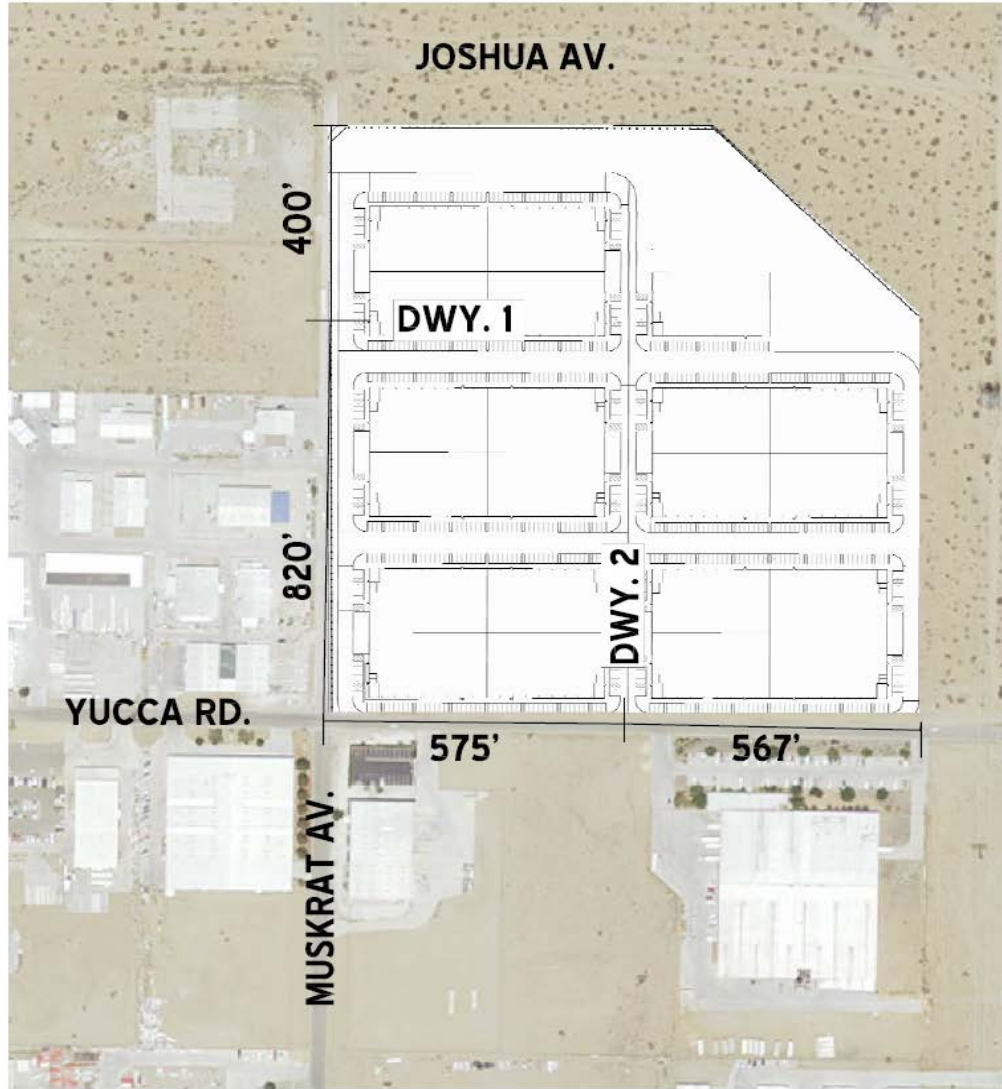
G. Preliminary Drainage Report

H. Traffic Impact Analysis



Project Location Map/Aerial Photo

Exhibit 1



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Site Plan

Exhibit 2



## I. AESTHETICS

<i>Would the Project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?				<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?			<input checked="" type="checkbox"/>	
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			<input checked="" type="checkbox"/>	

### ***I (a) Have a substantial adverse effect on a scenic vista?***

#### **Determination: No Impact.**

*Sources: General Plan, Zoning Ordinance, Project Application Materials, Google Earth.*

Scenic resources in Adelanto include the Shadow Hills and the Mojave River, as well as the natural drainage courses designated as Drainage/Open Space Corridors.

Scenic vistas are points, accessible to the general public, that provide a view of the countryside. More specifically, a scenic vista is defined as a publically accessible vantage point that provides expansive views of a highly valued landscape. Landforms or features that constitute a scenic vista visible or periodically visible on clear days from the Project's vicinity include the Shadow Hills located approximately four (4) miles to the north and east of the Project site and the Mojave River located approximately eight (8) miles east of the Project site. The industrial structures proposed of the property are restricted to 50 feet in height by Adelanto Municipal Code Section 17.30.080, Table 30-1. As such, the proposed structures would not block or completely obstruct views from surrounding public vantage points (i.e. Yucca Road, Muskrat Avenue, or Raccoon Avenue to the Shadow Hills located north of the Project site. In addition, the Project will not impact views of the Mojave River because it is located approximately 8.5 miles to the east of the Project site and is separated from the Project site by intervening development.

The Project site is also adjacent to land designated as Greenbelt Corridor Drainage (GCD) and Greenbelt Corridor Easement (GCE). The Greenbelt Corridor Drainage district provides for storm water drainage and storm water detention uses that may also contain bicycle and hiking trails, and recreational parking areas. The Greenbelt Corridor

Easement district provides for transmission and power lines uses that may also contain bicycle and hiking trails and recreational park areas. The Project is not placing any development that would impact any scenic resources within these areas.

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***I (b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?***

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**Determination: No Impact.**

*Source: General Plan, California Department of Transportation "Scenic Highway Program Eligible and Officially Designated Routes,"*

California's Scenic Highway Program was created by the Legislature in 1963. Its purpose is to protect and enhance the natural scenic beauty of California highways and adjacent corridors, through special conservation treatment. The state laws governing the Scenic Highway Program are found in the Streets and Highways Code, Sections 260 through 263.

According to the California Department of Transportation, the Project site is not located within a State Scenic Highway. According to the *Adelanto General Plan*, the Project site is not adjacent to a local Scenic Highway. Therefore, construction and the long-term operation of the Project would have no impact on scenic resources within a scenic highway and no mitigation measures are required.

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***I (c) Substantially degrade the existing visual character or quality of the site and its surroundings?***

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**Determination: Less than Significant Impact.**

*Sources: General Plan, Project Application Materials.*

The Project site is located in an area characterized by primarily developed industrial/commercial land. The site is bounded by Joshua Avenue (a dirt roadway), followed by vacant land, to the north; Muskrat Avenue (an asphaltic and concrete paved roadway), followed by commercial/industrial development and vacant land, to the west; Yucca Road (an asphalt paved roadway), followed by commercial/industrial development and vacant land, to the south; and a transmission line easement, followed by Raccoon Avenue (a semi-paved) roadway, followed by vacant land, to the east.

At buildout of the proposed Project, the visual character of the Project site would change from vacant desert land to six (6) industrial concrete tilt-up buildings. A project is generally considered to have a significant impact on visual character if it substantially changes the character of the Project site such that it becomes visually incompatible or visually unexpected when viewed in the context of its surroundings.

The Project site is planned for light industrial uses by the *Adelanto General Plan*. The Project is proposing concrete tilt-up buildings with various colors of panels, anodized window mullions, and accented parapet walls. Implementation of these thematic elements will ensure that the Project blends into the existing visual character and quality

of its surroundings. Therefore, the Project will have a less than significant impact on the visual quality and character of the area and no mitigation measures are required.

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***I (d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?***

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**Determination: Less than Significant Impact.**

*Sources: Municipal Code, Project Application Materials.*

The Project would increase the amount of light in the area above what is currently being generated by directly adding new sources of illumination including security and decorative lighting for the proposed industrial structures. All lighting would be designed in accordance with the City of Adelanto Performance Standards as described in Section 17.90.040 of the Zoning Ordinance. This section requires that all on-site lighting shall be stationary and directed away from adjoining properties and public rights-of-way, that light fixtures be shielded so no light is emitted above the horizontal plane of the bottom of the light fixture, and light fixtures be shielded so no light above 0.5 foot-candle spills over onto adjacent properties and rights-of-way.

In addition, the proposed building materials primarily consist of concrete tilt-up building panels, anodized window mullions, and windows with anti-reflective glazing. These materials are non-reflective and would not contribute to glare.

Based on the above analysis, impacts would be less than significant and no mitigation measures are required.



## II. AGRICULTURE AND FORESTRY RESOURCES

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

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

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**Determination: No Impact.**

*Source: California Department of Conservation "Farmland Mapping and Monitoring Program.*

The California Department of Conservation does not designate the Project site as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Because there is no land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the Project site, the Proposed Project will not result in the conversion of such land to non-agricultural use; therefore, no impacts are identified or anticipated and no mitigation measures are required.

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***II (b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?***

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**Determination: No Impact.**

*Sources: General Plan/Zoning Map,*

*Agricultural Zoning*

The Project site is designated as Light Manufacturing (LM) by the General Plan/Zoning Map which allows a variety of light industrial uses. The LM district does not allow agricultural uses as a primary use. As such, there is no impact. No mitigation measures are required.

*Williamson Act*

Pursuant to the California Land Conservation Act of 1965, a Williamson Act Contract enables private landowners to voluntarily enter into contracts with local governments for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive lower property tax assessments based upon farming and open space uses as opposed to full market value. According to the latest Williamson Act Map for the County of San Bernardino (FY 2015/2016) the Project Site is not under a Williamson Act contract. As such, there is no impact. No mitigation measures are required.

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***II (c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?***

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**Determination: No Impact.**

*Sources: General Plan/Zoning Map, Zoning Ordinance.*

The Project site is designated as Light Manufacturing (LM). The Project site does not contain any forest lands, timberland, or timberland zoned as Timberland Production, nor are any forest lands or timberlands located on or nearby the Project site. Because no lands on the Project site are zoned for forestland or timberland, the Project has no potential to impact such zoning. No impact would occur and no mitigation measures are required.

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***II (d) Result in the loss of forest land or conversion of forest land to non-forest use?***

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**Determination: No Impact.**

*Sources: General Plan/Zoning Map,*

The Project site and surrounding properties do not contain forest lands, are not zoned for forest lands, nor are they identified as containing forest resources by the *General Plan*. Because forest land is not present on the Project site or in the immediate vicinity of the Project site, the Project has no potential to result in the loss of forest land or the conversion of forest land to non-forest use. No impact would occur and no mitigation measures are required.

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***II (e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?***

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**Determination: No Impact**

*Sources: General Plan/Zoning Map, Field Survey.*

The Project site consists of approximately 30.97 acres. The Project site is located in an area characterized by primarily developed commercial/industrial land. The site is bounded by Joshua Avenue (a dirt roadway), followed by vacant land, to the north; Muskrat Avenue (an asphaltic and concrete paved roadway), followed by commercial/industrial development and vacant land, to the west; Yucca Road (an asphalt paved roadway), followed by commercial/industrial development and vacant land, to the south; and a transmission line easement, followed by Raccoon Avenue (a semi-paved roadway), followed by vacant land, to the east. There is no land being used primarily for agricultural purposes in the vicinity of the site. As such, the Project would not result in conversion of Farmland to non-agricultural use and no impacts would occur. No mitigation measures are required.

### III. AIR QUALITY

<i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?			☒	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		☒		
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			☒	
d. Expose sensitive receptors to substantial pollutant concentrations?			☒	
e. Create objectionable odors affecting a substantial number of people?			☒	

#### ***III (a) Conflict with or obstruct implementation of the applicable air quality plan (Mojave Desert Air Quality Management District)?***

**Determination: Less Than Significant Impact.**

*Sources: Mojave Desert Air Quality Management District, California Emissions Estimator Model (CalEEMod) Outputs. (Appendix A).*

The project is within the Mojave Desert Air Basin and under the jurisdiction of the Mojave Desert Air Quality Management District. Under the Federal Clean Air Act the Mojave Desert Air Quality Management District has adopted a variety of attainment plans (i.e. "Air Quality Management Plans") for a variety of non-attainment pollutants. A complete list of the various air quality management plans is available from the Mojave Desert Air Quality Management District located at 14306 Park Avenue, Victorville, CA 92392 or on their website at:

<http://www.mdaqmd.ca.gov/index.aspx?page=357>

The Mojave Desert Air Quality Management District is responsible for maintaining and ensuring compliance with the above described Air Quality Management Plans. A project is non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. A project may also be non-conforming if it increases the gross number of dwelling units, increases the number of trips, and/or increases the overall vehicle miles traveled in an affected area (relative to the applicable land use plan).

A project is conforming if it complies with all applicable Mojave Desert Air Quality Management District rules and regulations, complies with all proposed control measures that are not yet adopted from the applicable plan(s), and is consistent with the growth forecasts in the applicable plan(s) (or is directly included in the applicable plan).

#### *Consistency with Emission Thresholds and Rules*

As shown in Tables 4 through 6 below, the Project would not exceed Mojave Desert Air Quality Management District significance thresholds for any criteria pollutant during construction or during long-term operation. Accordingly, the Project's air quality emissions are less than significant.

#### *Consistency with Control Measures*

The project must comply with all applicable Mojave Desert Air Quality Management District rules, regulations, and control measures. These are mandatory requirements. As such, impacts are less than significant.

#### *Consistency with Growth Forecasts*

The Project site has a General Plan/Zoning designation of Light Manufacturing (LM). The project is not proposing the change the underlying land use designation. The Light Manufacturing (LM) designation was used in the land use assumptions to prepare the Mojave Desert Air Quality Management Plans listed above.

#### *Conclusions*

Based on the consistency analysis presented above, the proposed project will not conflict with the applicable Mojave Desert Air Quality Management Plans described above

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### ***III (b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?***

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#### **Determination: Less Than Significant Impact With Mitigation Incorporated.**

*Sources: Mojave Desert Air Quality Management District, California Emissions Estimator Model (CalEEMod) Outputs. (Appendix A).*

#### *Federal Air Quality Standards*

Under the Federal Clean Air Act, the Federal Environmental Protection Agency establishes health-based air quality standards that California must achieve. These are called "national (or federal) ambient air quality standards" and they apply to what are called "criteria pollutants." Ambient (i.e. surrounding) air quality standard establish a concentration above which a criteria pollutant is known to cause adverse health effects to people. The national ambient air quality standards apply to the following criteria pollutants:

- Ozone (8-hour standard)
- Respirable Particulate Matter (PM10)
- Fine Particulate Matter (PM2.5)
- Carbon Monoxide (CO)
- Nitrogen Dioxide (NOx)
- Sulphur Dioxide (SO<sub>2</sub>), and
- Lead.

### *State Air Quality Standards*

Under the California Clean Air Act, the California Air Resources Board also establishes health-based air quality standards that cities and counties must meet. These are called “state ambient air quality standards” and they apply to the following criteria pollutants:

- Ozone (1-hour standard)
- Ozone (8-hour standard)
- Respirable Particulate Matter (PM10)
- Fine Particulate Matter (PM2.5)
- Carbon Monoxide (CO)
- Nitrogen Dioxide (NOx)
- Sulphur Dioxide (SO<sub>2</sub>), and
- Lead

### *Regional Air Quality Standards*

The City of Adelanto is located within the Mojave Desert Air Basin which is under the jurisdiction of the Mojave Desert Air Quality Management District. The District develops plans and regulations designed to achieve both the national and state ambient air quality standards described above.

As with any new development project, the Project has the potential to generate pollutant concentrations during both construction activities and long-term operation. The following provides an analysis based on the applicable regional significance thresholds established by the Mojave Desert Air Quality Management District in order to meet national and state air quality standards.

**Table 2. Mojave Desert Air Quality Management District Air Quality Significance Thresholds**

Pollutant	Daily Emissions (pounds/day)
Carbon Monoxide (CO)	548
Oxides of Nitrogen (NOx)	137
Volatile Organic Compounds (VOC)	137
Oxides of Sulphur (SOx)	137
Particulate Matter (PM10)	82
Particulate Matter (PM 2.5)	82
<i>Source: Mojave Desert Air Quality Management District</i> <i>Note: Emission thresholds are given as a daily value because the Project phase are shorter than one year.</i>	

Both construction and operational emissions for the Project were estimated by using the California Emissions Estimator Model which is a statewide land use emissions computer model designed to provide a uniform platform for government agencies to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. The model can be used for a variety of situations where an air quality analysis is necessary or desirable such as California Environmental Quality Act (CEQA) documents and is authorized for use by the Mojave Desert Air Quality Management District.

*Construction Emissions*

Construction activities associated with the Project will result in emissions of CO, VOCs, NOx, SOx, PM<sub>10</sub>, and PM<sub>2.5</sub>. Construction related emissions are expected from the following onsite and offsite construction activities:

- Site Preparation
- Grading
- Building Construction
- Paving
- Architectural Coatings (Painting)

Assumptions for equipment use and duration used to estimate air quality emissions are shown in Table 3.

**Table 3. Construction Equipment List**

Phase	Equipment Type	Number of Units	Hours/Day	Horse Power
Site Preparation	Rubber Tired Dozer	3	8	247
Site Preparation	Tractor/Loader/Backhoe	4	8	97
Grading	Tractor/Loader/Backhoe	2	8	97
Grading	Grader	1	8	187
Grading	Rubber Tired Dozer	1	8	247
Grading	Excavators	2	8	158
Building Construction 1-8	Crane	1	7	231
Building Construction 1-8	Forklifts	3	8	89
Building Construction 1-8	Tractor/Loader/Backhoe	3	7	97
Building Construction 1-8	Welders	1	8	46
Building Construction 1-8	Generator Sets	1	8	84
Architectural Coating 1-8	Air Compressors	1	6	78
Paving 1-8	Pavers	1	8	130
Paving 1-8	Paving Equipment	1	8	132
Paving 1-8	Rollers	1	8	80
Building Construction 9-16	Crane	1	7	231
Building Construction 9-16	Forklifts	3	8	89
Building Construction 9-16	Tractor/Loader/Backhoe	3	7	97
Building Construction 9-16	Welders	1	8	46
Building Construction 9-16	Generator Sets	1	8	84
Architectural Coating 9-16	Air Compressors	1	6	78
Paving 9-16	Pavers	1	8	130
Paving 9-16	Paving Equipment	1	8	132
Paving 9-16	Rollers	1	8	80
Building Construction 17-21	Crane	1	7	231
Building Construction 17-21	Forklifts	3	8	89
Building Construction 17-21	Tractor/Loader/Backhoe	3	7	97
Building Construction 17-21	Welders	1	8	46
Building Construction 17-21	Generator Sets	1	8	84
Architectural Coating 17-21	Air Compressors	1	6	78
Paving 17-21	Pavers	1	8	130
Paving 17-21	Paving Equipment	1	8	132
Paving 17-21	Rollers	1	8	80



Construction emissions without using control measures (e.g. watering 3 times per day) are shown in Table 4 below.

**Table 4. Construction Emissions (Without Control Measures)**

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	ROG	CO	SOx	PM10	PM 2.5
	68.04	112.78	39.63	0.078	21.09	12.62
<b>Threshold</b>	<b>137</b>	<b>137</b>	<b>548</b>	<b>150</b>	<b>82</b>	<b>82</b>
<b>Exceeds Threshold?</b>	NO	NO	NO	NO	NO	NO
<i>Source: MDAQMD and CalEEMod 2016.3.1</i>						

As shown in Table 4 above, without implementation of control measures, air quality emissions do not exceed the Mojave Desert Air Quality Management District significance thresholds and no mitigation measures are required.

With implementation of Mojave Desert Air Quality Management District rules requiring control measures (i.e. water exposed area 3 times per day), PM<sub>10</sub> emissions are reduced by 52% and PM<sub>2.5</sub> emissions are reduced by 48 % as shown in Table 5 below.

**Table 5. Construction Emissions (With Control Measures)**

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	ROG	CO	SOx	PM10	PM 2.5
	68.04	112.78	39.63	0.078	10.06	6.55
<b>Threshold</b>	<b>137</b>	<b>137</b>	<b>548</b>	<b>150</b>	<b>82</b>	<b>82</b>
<b>Exceeds Threshold?</b>	NO	NO	NO	NO	NO	NO
<i>Source: MDAQMD and CalEEMod 2016.3.1</i>						

It should be noted that the emissions for Volatile Organic Compounds (VOC) was modeled assuming the maximum amount of interior coating would be 50,000 square feet per building. Therefore, the following mitigation measure is required to implement this restriction:

**Mitigation Measures (MM)**

***MM- AQ-1- Coating Restriction Plan:*** Prior to issuance of building permits, the project proponent shall submit, to the satisfaction of the Planning Department, a Coating Restriction Plan (CRP). The CRP measures shall be implemented to the satisfaction of City Building Department. The CRP shall include the following requirement:

- *The maximum interior area that may be coated per building shall not exceed 50,000 square feet.*

With implementation of Mitigation Measure AQ-1, construction VOC emissions will exceed the thresholds established by the Mojave Desert Air Quality Management District as shown in Tables 4 and 5 above.

### *Operational Emissions*

The Project would be operated as a cannabis cultivation and manufacturing facility. Typical operational characteristics include employees traveling to and from the site, delivery of supplies to the site, and maintenance activities. Table 6 shows the Mojave Desert Air Quality Management District thresholds for operational emissions compared to the Project's maximum daily emissions.

**Table 6. Operational Emissions**

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	ROG	CO	SOx	PM10	PM2.5
	18.27	19.82	24.16	0.079	4.87	1.39
<b>Threshold</b>	<b>137</b>	<b>137</b>	<b>548</b>	<b>150</b>	<b>82</b>	<b>82</b>
<b>Exceeds Threshold?</b>	NO	NO	NO	NO	NO	NO
<i>Source: MDAQMD and CalEEMod 2016.3.1</i>						

As shown in Table 6 above, operational related emissions would not exceed Mojave Desert Air Quality Management District thresholds. Accordingly, the Project would not emit substantial concentrations of these pollutants during operation and would not contribute to an existing or projected air quality violation, on a direct or cumulative basis. As such, impacts are less than significant and no mitigation measures are required.

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**III (c) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?***

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### **Determination: Less Than Significant Impact.**

*Sources: Mojave Desert Air Quality Management District, California Emissions Estimator Model (CalEEMod) Outputs. (Appendix A).*

### *Attainment Designation*

An "attainment" designation for an area signifies that criteria pollutant concentrations did not exceed the established standard. In contrast to attainment, a "nonattainment" designation indicates that a criteria pollutant concentration has exceeded the established standard.

If an area is in nonattainment for a criteria pollutant, then the background concentration of that criteria pollutant has historically been over the ambient air quality standard. It

follows if a project exceeds the I threshold for that nonattainment criteria pollutant, then it would result in a cumulatively considerable net increase of that criteria pollutant and result in a significant cumulative impact.

The Mojave Desert Air Basin is in non-attainments status for Ozone (State and Federal), PM<sub>2.5</sub> and PM<sub>10</sub> (State) and PM<sub>10</sub> (Federal)... As discussed in Issue III (b) above, the Project would not exceed Mojave Desert Air Quality Management District thresholds for construction or operational activities for any criteria pollutant and therefore will not result in a cumulatively considerable net increase of any criteria pollutant. As such, impacts are less than significant and no mitigation measures are required.

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### ***III (d) Expose sensitive receptors to substantial pollutant concentrations?***

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#### **Determination: Less Than Significant Impact.**

*Sources: Mojave Desert Air Quality Management District CEQA Guidelines.*

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 using significance threshold criteria established by the Mojave Desert Air Quality Management District.

- Any industrial project within 1000 feet;
- A distribution center (40 or more trucks per day) within 1000 feet;
- A major transportation project (50,000 or more vehicles per day) within 1000 feet;
- A dry cleaner using perchloroethylene within 500 feet;
- A gasoline dispensing facility within 300 feet.

The Project falls under the “industrial project” category listed above. The nearest sensitive receptor is the residential area located approximately 1,400 feet northeast of the Project site along Air Expressway. In addition, as shown on Tables 4 through 6 above, the Project does not exceed the significance thresholds for any air pollutant. As such, the project will not impact the residential area with respect to exposing sensitive receptors to substantial pollutant concentrations

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### ***III (e) Create objectionable odors affecting a substantial number of people?***

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#### **Determination: Less Than Significant Impact.**

*Source: Municipal Code, Project Application Materials.*

Land uses typically associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding.

Section 17.90.110-Odors of the Adelanto Municipal Code states: “*No operation or activity shall be permitted to emit odorous gases or other odorous matter in such*

*quantities as to be dangerous, injurious, noxious, or otherwise objectionable and readily detectable without the aid of instruments at or beyond the lot line.”*

Compliance with this mandatory requirement will ensure that the Project will not create objectionable odors affecting a substantial number of people. As such, impacts are less than significant and no mitigation measures are required.

**IV. BIOLOGICAL RESOURCES**

<b><i>Would the Project:</i></b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			☒	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				☒
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			☒	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		☒		
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				☒

***IV 4(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?***

**Determination: Less Than Significant Impact.**

*Source: Biological Resources Assessment (Appendix B).*

*Plant Species*

The site supports a highly disturbed creosote bush (*Larrea tridentata*) community; therefore, the site only supports a few species including creosote bush (*Larrea tridentata*), Joshua tree (*Yucca brevifolia*), and brome grass (*Bromus* sp.).

#### *Wildlife Species*

The site supports limited wildlife species on the site due to past ground disturbance, and a limited number of species was observed during the field investigations. California ground squirrel (*Otospermophilus beecheyi*), and ravens (*Corvus corax*) were the only wildlife observed, however; jackrabbits (*Lepus californicus*), desert cottontails (*Sylvilagus auduboni*), and coyotes (*Canis latrans*) occur in the surrounding area and may potentially occur on the site. Various other species were previously observed in the area, but not observed during the October 2016 survey

**Desert Tortoise:** The site was surveyed for desert tortoises as required by the California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS) survey protocol, 10 meter, parallel belt transects were walked in a north-south direction until the entire property had been checked for tortoises and/or tortoise sign (burrows, tracks, scats, etc.). Surveys in the zone of influence (ZOI) were also conducted in the area north and south of the site. USFWS and CDFW specify when surveys for tortoises should be conducted (i.e., April through May and September through October); therefore, focused surveys were conducted on October 27, 2016. All transects were walked at a pace that allowed careful observations along the transect routes and in the immediate vicinity. Field notes were recorded regarding native plant assemblages, wildlife sign, and human affects in order to determine the presence or absence of suitable tortoise foraging habitat. Desert tortoises have been documented in the area, although no recent tortoises have been documented in the immediate area (Occurrence #66, Baldy Mesa, California Quad., CNDDDB, 2016). Development activities are not expected to impact the federal or state listed desert tortoise.

**Burrowing Owl:** A habitat assessment was conducted for the burrowing owl in conjunction with the general biological surveys to determine if the site supports suitable habitat for the species. Following completion of the habitat assessment, it was determined that the site does support suitable habitat for the burrowing owl. Therefore, a focused survey was conducted for burrowing owls and for occupiable (i.e., suitable) burrows which could potentially be utilized by owls. As part of the burrow survey, transects were walked throughout the site during which any suitable burrows were evaluated for owls and owl sign. Burrowing owls typically utilize burrows which have been excavated by other animals (squirrels, coyotes, foxes, dogs, etc.) since owls cannot dig their own burrows. CDFW protocol also requires surveys be conducted in the surrounding area out to a distance of about 500 feet; therefore, zone of influence (ZOI) surveys were performed in the area north of the site. If present on a site, CDFW typically requires the owls to be passively relocated during the non-breeding season. There are eight owl colonies that have been observed in the region (Occurrence #948, Baldy Mesa, California Quad), and the nearest observation was three miles away recorded in 2007 (CNDDDB 2016). During the recent field investigations, no active or inactive burrows were found.

**Mohave Ground Squirrel:** Mohave ground squirrel populations have been documented in the area (Occurrence #318, Baldy Mesa Quad., California quad., CNDDDB, 2016), and the nearest observation was recorded in 2005 about three miles southeast of the property (CNDDDB, 2016). No Mohave ground squirrel surveys were observed during field investigations, and habitat for the species is limited. Therefore, the site is not believed to support populations of the species and this conclusion is based on the following criteria:

1. Presence of native vegetation throughout the site typically associated with the species;
2. Connectivity with suitable habitat in the surrounding area;
3. Presence of numerous small mammal burrows which may be utilized by the species; and
4. Presence of documented observations in the general region.

**Le Conte's Thrasher:** Le Conte's thrashers have been documented four times in the region (Occurrence # 137, Adelanto, California Quad), with the most recent observation 1.9 miles away in 1986 (CNDDDB, 2016). Thrasher's could potentially occur on the site; although, the use of the site by thrashers may be infrequent given the low population levels in the region as well as the lack of suitable habitat on the site.

**Swainson's Hawk:** Swainson's hawk has been observed in the area, with the nearest occurrence approximately 3-miles from the site (CNDDDB, 2016). The species is not expected to occur on the site due to limited habitat.

### *Conclusion*

Development activities are not expected to impact the federal or state listed Mohave ground squirrel, desert tortoise, or Swainson's hawk. No federal or state listed species were observed during the 2016 field investigations. No other special status species (i.e., burrowing owl and Le Conte's thrasher) are expected to be impacted, and no active or unoccupied owl burrows were identified on the property. As such, no mitigation measures are required.

---

***IV (b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?***

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### **Determination: No Impact.**

*Source: Biological Resources Assessment (Appendix B).*



No sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations.

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***IV (c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?***

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**Determination: No Impact.**

*Source: Biological Resources Assessment (Appendix B).*

Section 404 of the Clean Water Act defines wetlands as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.” [Ref. EPA Regulations listed at 40 CFR 230.3(t)].

The California Department of Fish and Wildlife found the U.S. Fish and Wildlife Service (Section 404 definition above) wetland definition and classification system to be the most biologically valid. The Department of Fish and Wildlife staff uses this definition as a guide in identifying wetlands. Based on a field survey, the site does not contain any features that meet the definition of “wetlands.”

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***IV (d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?***

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**Determination: No Impact.**

*Source: Biological Resources Assessment (Appendix B).*

Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human development. Corridors effectively act as links between different populations of a species. Interference with the movement of native resident migratory fish or wildlife species occurs through the fragmentation of open space areas caused by urbanization

Wildlife nursery sites are areas that provide valuable spawning and nursery habitat for fish and wildlife. Wildlife nursery sites occur in a variety of settings, such as trees, wetlands, rivers, lakes, forests, woodlands and grasslands to name a few. The use of a nursery site would be impeded if the use of the nursery site was interfered with directly or indirectly by a Project’s development or activities.

As noted in the responses to Issues III a-c above, the site does not have habitat or features that would support a wildlife corridor or a wildlife nursery site. In addition, the project site is surrounded by development to the south and west and streets to the



south, east, and west preventing the use of the Project site and surrounding area as a wildlife corridor.

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**IV (e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

---

**Determination: Less Than Significant Impact With Mitigation Incorporated.**

*Source: Protected Plant Preservation Plan (Appendix C).*

The property contains a total of 54 Joshua trees of which 9 are suitable for future transplanting. This number was determined based on: (1) trees which were three feet or greater in height and less than twelve feet tall (approximate); (2) in good health; (3), two branches or less; (4) density of trees (i.e., no clonal trees); no exposed roots; and (6) trees that are not leaning over excessively. The City of Adelanto's Municipal Code (Chapter 17.57.040) requires preservation of Joshua trees given their importance in the desert community. The following mitigation measure is required:

**Mitigation Measures (MM)**

***MM- BIO-1 Joshua Tree Relocation:*** *Prior to the issuance of a grading permit or any land disturbance (including the area within the 60-foot right-of-way for Panther Avenue (between Joshua Avenue and Air Expressway) should that area be disturbed, a qualified approved contractor will be retained to conduct any future transplanting activities, and will follow the protocol of the City's Municipal Code. The following criteria will be utilized by the contractor when conducting any future transplanting activities:*

- A. The Joshua trees will be utilized as part of on-site landscaping, where possible, or will be transplanted to an area of the property where they can remain in perpetuity. Joshua trees which are deemed not suitable for transplanting will be cut-up and discarded from the site.*
- B. Earthen berms will be created around each tree by the contractor prior to excavation and the trees will be watered approximately one week before transplanting. Watering the trees prior to excavation will help make excavation easier, ensure the root ball will hold together, and minimize stress to the tree.*
- C. Each tree will be moved to a pre-selected location which has already been excavated, and will be placed and oriented in the same direction as their original direction. The hole will be backfilled with native soil, and the transplanted tree will be immediately watered. As noted in Section 3.0, a numbered metal tag was placed on the north side of the tree and the tree was also flagged with surveyor's flagging.*

*The contractor will develop a watering regimen to ensure the survival of the transplanted trees. The watering regimen will be based upon the needs of the trees and the local precipitation.*

With implementation of Mitigation Measure BIO-1, impacts are less than significant.

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***IV (f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?***

---

**Determination: No Impact.**

*Source: West Mojave CDCA Plan Amendment, Desert Renewable Energy Conservation Plan.*

The Project Site is located within the planning area of the West Mojave CDCA Plan Amendment. The West Mojave CDCA Plan Amendment was adopted by the BLM in 2006. The Record-of-Decision applies only to 3.3 million acres of BLM-managed lands. To date no approvals have been issued for the Habitat Conservation Plan component by the USFWS or the CDFW. The Project Site is located on private property outside of the BLM management; therefore the West Mojave Plan does not apply.

Additionally, the Project Site is located within the boundaries of the Desert Renewable Energy Conservation Plan (DRECP) NCCP/HCP. Phase I of the DRECP was approved on September 14, 2016 and applies to BLM land only and does not apply to the Project. Phase II which would apply to non-federal land is an on-going process and no implementing agreements have been issued. As such, no conflicts related to applicable land use plans or NCCPs/HCPs are anticipated. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

**V. CULTURAL RESOURCES**

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?				<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5 or a tribal cultural resource pursuant to Public Resources Code 21074?		<input checked="" type="checkbox"/>		
c. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?		<input checked="" type="checkbox"/>		
d. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		<input checked="" type="checkbox"/>		
e. Disturb any human remains, including those interred outside of formal cemeteries?			<input checked="" type="checkbox"/>	

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**V (a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?**

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**Determination: No Impact.**

*Source: Adelanto North 2035 Sustainable By Design Technical Report-October 2012, Phase I Environmental Site Assessment (Appendix F).*

Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. Damaging or demolition of historic resources is typically considered to be a significant impact. Impacts to historic resources can occur through direct impacts, such as destruction or removal, and indirect impacts, such as a change in the setting of a historic resource.

CEQA Guidelines §15064.5(a) clarifies that historical resources include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.
2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

On November 15, 2011, a cultural resource records search was requested from the San Bernardino Archaeological Information Center (SBAIC) for the area encompassing the Planning and Study areas which include the Project site. A review was made of the National Register of Historic Places and Archaeological Determinations of Eligibility. Numerous historical maps were also reviewed by SBAIC staff for the presence of possible historical structures or archaeological site locations, covering a date range from 1892 through 1956. The results of the records search did not identify any above ground historic structures on the Project site.

In addition, as part of the Phase I Environmental Site assessment, the following USGS maps were reviewed:

- Barstow Quadrangle (30-minute series), dated 1932;
- Barstow Quadrangle (30-minute series), dated 1934;
- Adelanto Quadrangle (7.5-minute series), dated 1956;
- Adelanto Quadrangle (7.5-minute series), dated 1968;
- Adelanto Quadrangle (7.5- minute series), dated 1980;
- Adelanto Quadrangle (7.5-minute series), dated 1993; and
- Adelanto Quadrangle (7.5-minute series), dated 2012.

The site appears to be vacant land on all of the topographic map sheets reviewed to date. Aerial photographs dated 1968, 1975, 1985, 1995, 2005, 2009, 2010, 2012 and 2016 were also reviewed. The site appears to be vacant land in all of the aerial photographs reviewed to date.

Based on the above analysis, the Project will not result in any direct impact to a surface historical resource. There is no impact and no mitigation measures are required.

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***V (b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5 or tribal cultural pursuant to Public Resources Code 21074?***

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**Determination: Less Than Significant Impact With Mitigation Incorporated.**

*Source: Adelanto North 2035 Sustainable By Design Technical Report-October 2012.*

Archaeological sites are locations that contain resources associated with former human activities, and may contain such resources as human skeletal remains, waste from tool manufacture, tool concentrations, and/or discoloration or accumulation of soil or food remains.

As noted above, on November 15, 2011, a cultural resource records search was requested from the San Bernardino Archaeological Information Center (SBAIC) for the area encompassing the Planning and Study areas which include the Project site. A review was made of the National Register of Historic Places and Archaeological Determinations of Eligibility. Numerous historical maps were also reviewed by SBAIC staff for the presence of possible archaeological site locations, covering a date range from 1892 through 1956.

The CHRIS records search identified 288 cultural resources within the search area which included the Project site. In addition, several possible historical structures and archaeological site locations are present within the record search area. These potential resources appear within the search area on a number of maps, including the Thompson (1917, 1920, 1929), Beasley (1892), Blackburn (1932), Perris (1896), Kremmerer (1925), and AAA (various) maps; the USGS Shadow Mountains (1930, 1931, 1937); the USGS Victorville (1956); and the General Land Office (GLO) Plat (1855, 1856) maps.

Because the Planning Area is considered highly sensitive for previously unrecorded cultural resources. Cultural resource likely to be encountered include prehistoric artifacts, bedrock milling features, and temporary and long-term habitation sites; or artifact scatters; and other historical and prehistoric resource types. More in-depth studies may be necessary to accurately map the cultural resources. Therefore, the following mitigation measure is required:

### **Mitigation Measures (MM)**

***MM-CR-1: Archaeological Monitoring.*** A qualified archaeologist (the “Project Archaeologist”) shall be retained by the developer prior to the issuance of a grading permit (including any grading that may occur within the 60-foot right-of way for Panther Avenue between Joshua Avenue and Air Expressway). The Project Archaeologist will be on-call to monitor ground-disturbing activities and excavations on the Project site following identification of potential cultural resources by project personnel. If archaeological resources are encountered during implementation of the Project, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The Project Archaeologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find. If the resource is significant, Mitigation Measure CR-2 shall apply.

***MM- CR-2: Archeological Treatment Plan.*** If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor, the Project Proponent, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling

*procedures appropriate to exhaust the research potential of the archaeological resource(s) in accordance with current professional archaeology standards (typically this sampling level is two (2) to five (5) percent of the volume of the cultural deposit). At the completion of the laboratory analysis, any recovered archaeological resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City of Adelanto Planning Department and the South Central Coastal Information Center*

With implementation of Mitigation Measures CR-1 and CR-2, impacts are less than significant

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***V (c) Cause a substantial adverse change in the significance of a tribal cultural resource as defined***

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**Determination: Less Than Significant Impact With Mitigation Incorporated.**

*Source: Adelanto North 2035 Sustainable By Design Technical Report-October 2012.*

On July 1, 2015 AB 52 (Gatto, 2014) went into effect. According to its author:

*"Existing laws lack a formal process for tribes to be involved in the CEQA process as tribal governments. CEQA projects that impact tribal resources have experienced uncertainty and delays as lead agencies attempt to work with tribes to address impacts on tribal resources. With this bill, it is the author's intent to "Set forth a process and scope that clarifies California tribal government involvement in the CEQA process, including specific requirements and timing for lead agencies to consult with tribes on avoiding or mitigating impacts to tribal cultural resources."*

"Tribal cultural resources" are either of the following:

(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

(A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.

(B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

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



AB 52 also created a process for consultation with California Native American Tribes in the CEQA process. Tribal Governments can request consultation with a lead agency and give input into potential impacts to tribal cultural resources before the agency decides what kind of environmental assessment is appropriate for a proposed project.

The Planning Department notified the following California Native American Tribes per the requirements of AB52:

- Twenty-Nine Palms Band of Mission Indians
- Torres Martinez Desert Cahuilla Indians

The Twenty-Nine Palms Band of Mission Indians responded with a request to have one of their Tribal monitors to be on site at this project location during all ground disturbance (this includes but is not limited to pavement removal, pot-holing or auguring, boring, grading, excavation and trenching). Mitigation Measure CR-3 is required to address the concerns expressed by the Twenty-Nine Palms Band of Mission Indians.

### **Mitigation Measure (MM)**

#### *MM- CR-3: Native American Monitoring, Treatment of Discoveries, and Disposition of Discoveries.*

##### **MONITORING:**

*Prior to the issuance of a grading permit (including any grading that may occur within the 60-foot right-of way for Panther Avenue between Joshua Avenue and Air Expressway), the applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the City during the AB 52 process. The applicant shall coordinate with the Tribe(s) to develop a Tribal Monitoring Agreement(s). A copy of the agreement shall be provided to the City of Adelanto Planning Department prior to the issuance of a grading permit.*

##### **TREATMENT OF DISCOVERIES:**

*If a significant tribal cultural resource is discovered on the property (including the area within the 60-foot right-of way for Panther Avenue between Joshua Avenue and Air Expressway), ground disturbing activities shall be suspended 100 feet around the resource(s). A representative of the appropriate Native American Tribe(s), the Project Proponent, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented to protect the identified tribal cultural resources from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the tribal cultural resources in accordance with current professional archaeology standards. The treatment plan*

*shall require monitoring by the appropriate Native American Tribe(s) during data recovery and shall require that all recovered artifacts undergo basic field analysis and documentation or laboratory analysis, whichever is appropriate. At the completion of the basic field analysis and documentation or laboratory analysis, any recovered tribal cultural resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility, or, the artifacts may be delivered to the appropriate Native American Tribe(s) if that is recommended by the City of Adelanto. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City of Adelanto Planning Department, the South Central Coastal Information Center and the appropriate Native American Tribe.*

#### **DISPOSITION OF DISCOVERIES:**

*In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project. The following procedures will be carried out for treatment and disposition of the discoveries:*

*The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to tribal cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Adelanto Planning Department with evidence of same:*

- a) A fully executed reburial agreement with the appropriate culturally affiliated Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed.*
- b) A curation agreement with an appropriate qualified repository that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility to be accompanied by payment of the fees necessary for permanent curation.*
- c) If more than one Native American Group is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center by default.*
- d) Should reburial of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Adelanto Planning Department. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.*



With implementation of Mitigation Measure CR-3, impacts are less than significant.

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**V (d)      *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?***

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**Determination: Less Than Significant Impact.**

*Source: Adelanto North 2035 Sustainable By Design Technical Report-October 2012. Geotechnical Report (Appendix D).*

Paleontological resources are the preserved fossilized remains of plants and animals. Fossils and traces of fossils are preserved in sedimentary rock units, particularly fine- to medium grained marine, lake, and stream deposits, such as limestone, siltstone, sandstone, or shale, and in ancient soils. They are also found in coarse-grained sediments, such as conglomerates or coarse alluvium sediments. Fossils are rarely preserved in igneous or metamorphic rock units. Fossils may occur throughout a sedimentary unit and, in fact, are more likely to be preserved subsurface, where they have not been damaged or destroyed by previous ground disturbance, amateur collecting, or natural causes such as erosion.

Alluvial materials were encountered in all of the hollow-stem auger borings excavated on the site. In general, the alluvial materials typically consist of interlayers of medium dense to very dense silty sand and sand and very stiff to hard silt. These soils have the potential to yield paleontological resources during grading activities. Therefore the following mitigation measure is required.

**Mitigation Measures (MM)**

**MM-CR-4: Paleontological Monitoring.** *A qualified paleontologist (the "Project Paleontologist") shall be retained by the developer prior to the issuance of a grading permit (including any grading that may occur within the 60-foot right-of way for Panther Avenue between Joshua Avenue and Air Expressway). The Project Paleontologist shall monitor ground-disturbing activities and excavations on the Project site. If paleontological resources are encountered during implementation of the Project, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The Project Paleontologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find. If the resource is significant, Mitigation Measure CR-5 shall apply.*

**MM-CR-5: Paleontological Treatment Plan.**

*If a significant paleontological resource(s) is discovered on the Project site (including the area within the 60-foot right-of way for Panther Avenue between Joshua Avenue and Air Expressway if disturbed), in consultation with the Project proponent and the City, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation of the find in a qualified repository, and preparation of a report summarizing the find.*

Based on the analysis above, with implementation of Mitigation Measure CR-4 and CR-5, impacts will be less than significant.

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**V (e)      *Disturb any human remains, including those interred outside of formal cemeteries?***

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**Determination: Less Than Significant Impact:**

*Sources: California Health and Safety Code §7050.5, Public Resources Code §5097 et. seq*

The Project site does not contain a cemetery and no known formal cemeteries are located within the immediate vicinity. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction. In the event that human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner.

If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Based on the analysis above, with implementation of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. impacts would be less than significant and no mitigation measures are required.

**VI. GEOLOGY AND SOILS**

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				☒
2) Strong seismic ground shaking?			☒	
3) Seismic-related ground failure, including liquefaction?			☒	
4) Landslides?				☒
b. Result in substantial soil erosion or the loss of topsoil?			☒	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on-site or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?			☒	
d. Be located on expansive soil, as defined in the Uniform Building Code, creating substantial risks to life or property?				☒
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				☒

***VI (a) (1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.***

**Determination: No Impact.**

*Source: Geotechnical Report (Appendix D), Addendum to Geotechnical Report (Appendix E).*

No active or potentially active fault is presently known to exist at this site nor is the site situated within an "Alquist-Priolo" Earthquake Fault Zone. The nearest zoned fault is the San Andreas fault located approximately 20 miles to the southwest. Because there are no faults located on the Project site, there is no potential for the Project to expose people or structures to adverse effects related to rupture of a known earthquake fault. No mitigation measures are required.

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***VI (a) (2) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?***

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**Determination: Less Than Significant Impact.**

*Sources: Geotechnical Report (Appendix D), Addendum to Geotechnical Report (Appendix E).*

The Project site is located in a seismically active area of Southern California and is expected to experience moderate to severe ground shaking during the lifetime of the Project. This risk is not considered substantially different than that of other similar properties in the Southern California area. As a mandatory condition of Project approval, the Project would be required to construct the proposed structures in accordance with the California Building Standards Code also known as California Code of Regulations Title 24. As such, impacts would be less than significant and no mitigation measures are required.

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***VI (a) (3) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?***

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**Determination: Less Than Significant Impact.**

*Source: Geotechnical Report (Appendix D), Addendum to Geotechnical Report (Appendix E).*

Liquefaction is a phenomenon in which loose, saturated, relatively cohesion-less soil deposits lose shear strength during strong ground motions. The factors controlling liquefaction are:

- Seismic ground shaking of relatively loose, granular soils that are saturated or submerged can cause soils to liquefy and temporarily behave as a dense fluid. For liquefaction to occur, the following conditions have to occur:
  - Intense seismic shaking;
  - Presence of loose granular soils prone to liquefaction; and
  - Saturation of soils due to shallow groundwater.

Based on the San Bernardino County Land Use Services Geologic Hazard Maps, the site is not mapped within a zone of potentially liquefiable soils. In addition, liquefaction is not considered to be a hazard at the subject site due to the underlying dense soils and great depth to groundwater (greater than 100 feet). As such, liquefaction is not anticipated in the event of seismic ground failure.

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***VI (a) (4) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?***

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**Determination: No Impact.**

*Source: Geotechnical Report (Appendix D), Addendum to Geotechnical Report (Appendix E).*

Generally, a landslide is defined as the downward and outward movement of loosened rock or earth down a hillside or slope. Landslides can occur either very suddenly or slowly, and frequently accompany other natural hazards such as earthquakes, floods, or wildfires. Landslides can also be induced by the undercutting of slopes during construction, improper artificial compaction, or saturation from sprinkler systems or broken water pipes.

The site is relatively flat and contains no slopes that may be subject to landslides. Elevations range from approximately 2,216 feet (above mean sea level) along the southern boundary of the Project site to 2,916 feet along the north property line.

Therefore, the site is not considered susceptible to seismically induced landslides. There are no impacts and no mitigation measures are required.

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***VI (b) Result in substantial soil erosion or the loss of topsoil?***

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**Determination: Less Than Significant Impact.**

*Source: Project Application Materials.*

The Project will not result in substantial soil erosion or the loss of topsoil, because the site will be paved and landscaped after it is developed. To control soil erosion during construction the Project proponent is required to comply with the National Pollutant Discharge Elimination System permit applicable to the Project area and prepare a Storm Water Pollution Prevention Plan. In addition, a Water Quality Management Plan is required which addresses post-construction soil erosion. Preparation and implementation of these plans is a mandatory requirement. Therefore, impacts are less than significant and no mitigation measures are required.

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***VI (c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?***

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**Determination: Less Than Significant Impact.**

Source: *Geotechnical Report (Appendix D), Addendum to Geotechnical Report (Appendix E).*

### *Landslide*

The site is relatively flat and contains no slopes that may be subject to landslides.

### *Lateral Spreading*

Lateral spread or flow are terms referring to landslides that commonly form on gentle slopes and that have rapid fluid-like flow movement, like water. The site is relatively flat and contains no slopes that may contribute to lateral spreading.

### *Subsidence, Liquefaction or Collapse*

Free groundwater was not encountered in test borings. Based on groundwater data (<http://www.water.ca.gov/waterdatalibrary/>), it is anticipated that groundwater is at a depth greater than 100 feet below existing grade. Subsidence, Liquefaction, or Collapse is not considered to be a hazard at the subject site due to the underlying dense soils and great depth to groundwater (greater than 100 feet). As such, impacts would be less than significant and no impacts related to subsidence, liquefaction and collapse will occur through compliance with the California Building Standards Code also known as California Code of Regulations Title 24.

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***VI (d) Be located on expansive soil, as defined in the Uniform Building Code, creating substantial risks to life or property?***

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**Determination: No Impact.**

Source: *Geotechnical Report (Appendix D), Addendum to Geotechnical Report (Appendix E).*

Expansive soils are those that undergo volume changes as moisture content fluctuates; swelling substantially when wet or shrinking when dry. Soil expansion can damage structures by cracking foundations, causing settlement and distorting structural elements. According to the results of the laboratory testing performed, the near-surface alluvial soils exhibited a “very low” expansion potential when tested in accordance with ASTM D 4829. As such, there are no impacts and no mitigation measures are required.

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***VI (e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?***

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**Determination: No Impact.**

Source: *Project Application Materials, Adelanto North 2035 Sustainable By Design Technical Report-October 2012.*

The Project does not propose the use of septic tanks or alternative waste water disposal systems. The Project would install domestic sewer infrastructure and connect to the existing Adelanto Public Utility Authority (APUA) sewer conveyance and treatment

system) via Panther Avenue to Air Expressway. As such, there are no impacts and no mitigation measures are required.



**VII. GREENHOUSE GAS EMISSIONS**

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			☒	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			☒	

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**VII (a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

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**Less Than Significant Impact.**

*Source: Mojave Desert Air Quality Management District, California Emissions Estimator Model Outputs (Appendix A).*

According to CEQA Guidelines Section 15064.4, when making a determination of the significance of greenhouse gas emissions, the “lead agency shall have discretion to determine, in the context of a particular project, whether to use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use.” Moreover, CEQA Guidelines section 15064.7(c) provides that “a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies or recommended by experts” on the condition that “the decision of the lead agency to adopt such thresholds is supported by substantial evidence.”

The City of Adelanto has not adopted Greenhouse Gas (GHG) thresholds of significance therefore; the Mojave Desert Air Quality Management District threshold will be utilized.

A summary of the proposed Project’s projected annual operational greenhouse gas emissions, including amortized construction-related emissions, is provided in Table 7.

**Table 7. Project Greenhouse Gas Emissions**

Source	GHG Emissions MT/yr			
	N2O	CO2	CH4	CO2e
Mobile Sources	0.000	1,312.17	0.011	1,315.03
Area	0.000	0.011	0.00003	0.012
Energy	0.019	2,071.28	0.083	2,078.97
Solid Waste	0.000	158.18	9.35	391.88
Water/Wastewater	0.117	649.01	4.76	802.87
30-year Amortized Construction GHG				30.80
<b>TOTAL</b>				<b>4,619.56</b>
<b>MDAQMD Threshold</b>				<b>10,000</b>
<b>Exceed Threshold?</b>				<b>NO</b>

As shown in Table 7, the Project is estimated to emit approximately 4,619.56 MTCO<sub>2</sub>e per year, including amortized construction-related emissions which does not exceed the Mojave Desert Air Quality Management District threshold used by the City of Adelanto to determine if greenhouse gas emissions are significant. As such, impacts are less than significant and no mitigation measures are required.

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***VII (b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?***

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**Less Than Significant Impact.**

*Source: Mojave Desert Air Quality Management District, California Air Resources Board.*

The Scoping Plan approved by the California Air Resources Board (CARB) on December 12, 2008, provides a framework for actions to reduce California's greenhouse gas emissions, and requires CARB and other state agencies to adopt regulations and other initiatives to reduce greenhouse gas emissions. As such, the Scoping Plan is not directly applicable to specific projects. Moreover, the Final Statement of Reasons for the amendments to the CEQA Guidelines reiterates the statement in the Initial Statement of Reasons that "the Scoping Plan may not be appropriate for use in determining the significance of individual projects because it is conceptual at this stage and relies on the future development of regulations to implement the strategies identified in the Scoping Plan" (CNRA 2009a).

Under the Scoping Plan, however, there are several state regulatory measures aimed at the identification and reduction of greenhouse emissions. CARB and other state agencies have adopted many of the measures identified in the Scoping Plan. Most of these measures focus on area-source emissions (e.g., energy usage, high-GWP greenhouse gas emissions in consumer products) and changes to the vehicle fleet (hybrid, electric, and more fuel-efficient vehicles) and associated fuels (e.g., Low Carbon Fuel Standard), among others. Although state regulatory measures would

ultimately reduce greenhouse gas emissions associated with the proposed project through their effect on these sources, no statewide plan, policy, or regulation would be specifically applicable to reductions in greenhouse gas emissions from the proposed Project. As such, impacts would be less than significant, and no mitigation measures are required.

**VIII. HAZARDS AND HAZARDOUS MATERIALS**

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

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***VIII (a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?***

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**Determination: Less Than Significant Impact.**

*Source; California Department of Pesticide Regulation. Assembly Bill 2679, County of San Bernardino CUPA, Phase I Environmental Site Assessment (Appendix F).*

### *Existing Hazardous Materials*

The Phase I Environmental Site Assessment prepared for the Project indicated there that there are no known Recognized Environmental Conditions existing on the Project site. A Recognized Environmental Concern is one of the terms used to identify environmental liability within the context of a Phase I Environmental Site Assessment. The American Society for Testing and Materials defines the Recognized Environmental Condition in the E1527-13 standard in part as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”

In addition, three of the adjacent properties appear on the database report. Due to their status listings, these facilities do not represent an environmental concern to the Site. There are six (6) facilities listed on the database report within the various search distances specified by ASTM E 1527-13. Due to their status listings, distances, and/or locations (hydrogeologically down-or cross-gradient) these facilities do not represent an environmental concern to the site. As such, impacts are less than significant and no mitigation measures are required.

### *Construction Activities*

Typical hazardous wastes that may be present during construction of the Project include:

- Spills or leaks of construction materials such as concrete curing compounds, asphalt products, paint, etc.
- Petroleum products from equipment operation and maintenance.
- Any material deemed hazardous waste in California Code of Regulations (CCR) Title 22, Division 4.5; or listed in Code of Federal Regulations (CFR) 40, Parts 110, 117, 261, or 302.

There are numerous regulations pertaining to the routine transport, use, or disposal of hazardous materials. During construction, the Project will be subject to all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited requirements imposed by the Environmental Protection Agency, California Department of Toxic Substances Control, and the Lahontan Regional Water Quality Control Board. As such, impacts are less than significant and no mitigation measures are required.

### *Operational Activities*

The Project proposes to cultivate, manufacture, distribute, transport, and test medical cannabis. All activities will take place in enclosed buildings. Indoor cultivation activities

would involve growing marijuana plants, harvesting marijuana plants, and drying marijuana flowers. These activities would involve the use of pesticides which is a hazardous substance. Under California and federal law, the only pesticide products not illegal to use on cannabis are those that contain an active ingredient that is 1) exempt from residue tolerance requirements, and either 2) exempt from registration requirements or 3) registered for a use broad enough to include use on cannabis.

Manufacturing activities involve raw cannabis that has undergone a process whereby the raw agricultural product has been transformed into a concentrate, an edible product, or a topical product. The manufacturing process may involve the use of hazardous substances.

Hazardous materials and hazardous waste programs are managed by the San Bernardino County Fire Department Certified Unified Program Agency (CUPA). The CUPA is charged with the responsibility of conducting compliance inspections for regulated facilities within San Bernardino County that handle hazardous material, generate or treat a hazardous waste and/or operate an underground storage tank. The CUPA administers permits, inspection activities, and enforcement activities. The use of hazardous materials for operation of the facility would be regulated by the CUPA through a Hazardous Materials Release Response Plan and Inventory (Business Plan). Compliance with the CUPA permit requirements would reduce potential impacts to a level less than significant. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required

During construction, there would be a minor level of transport, use, and disposal of hazardous materials and wastes that are typical of construction projects. This would include fuels and lubricants for construction machinery, coating materials, etc. All hazardous materials are required to be utilized and transported in accordance with their labeling pursuant to federal and state law. Mandatory construction control measures and best management practices for hazardous materials storage, application, waste disposal, accident prevention and clean-up will be sufficient to reduce potential impacts to a less than significant level.

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***VIII (b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?***

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**Determination: Less Than Significant Impact.**

*Source: County of San Bernardino CUPA.*

Accidents involving hazardous materials that could pose a significant hazard to the public or the environment would be highly unlikely during the construction and long-term operation of the Project and are not reasonably foreseeable. The use of hazardous materials on the Project site during construction is a standard risk on all construction sites, and there would be no greater risk for upset and accidents than would occur on any other similar construction site. (Also refer to analysis under Issue VIIIa above).

As noted under issue VIII a above, any hazardous materials used to cultivate, manufacture, or test medical cannabis would be regulated by the CUPA through a Hazardous Materials Release Response Plan and Inventory (Business Plan). Compliance with the CUPA permit requirements would reduce potential impacts to a level less than significant. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required

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***VIII (c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***

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**Determination: No Impact.**

*Source: Google Earth.*

The Project site is not located within one-quarter (0.25) mile of a mile from an existing or proposed school. The nearest school is the Harold George Visual and Performing Arts Magnet School located approximately one (1) mile northeast of the Project site. However, as discussed in the responses to Issues VIIIa and VIIIb above, the all hazardous or potentially hazardous materials would comply with all applicable federal, State, and local agencies and regulations with respect to hazardous materials. As such, impacts would be less than significant and no mitigation measures are required.

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***VIII (d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?***

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**Determination: No Impact.**

*Source: Phase I environmental Site Assessment (Appendix F).*

The Project site is not included on the list of hazardous materials sites compiled in accordance with Government Code No. 65962.5. As such, there are no impacts and no mitigation measures are required.

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

---

**Determination: No Impact.**

*Source: Adelanto North 2035 Sustainable By Design Technical Report-October 2012.*

The Project is not located within 2 miles of a public airport or within an airport land use plan. The nearest public airport is the Southern California Logistics Airport located approximately 3.5 miles northeast of the Project site. As such, there are no impacts and no mitigation measures are required.



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***VIII (f) For a project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?***

---

**Determination: No Impact.**

*Source: Adelanto North 2035 Sustainable By Design Technical Report-October 2012.*

The Project site is located approximately two (2) miles northeast of the Adelanto Airport which is a privately owned general aviation facility with two unpaved runways. It is primarily used by single-engine aircraft, helicopters, ultralight aircraft, and gliders. The Project site is not within the vicinity or approach/departure flight path of the airport. As such, there are no impacts and no mitigation measures are required.

---

***VIII (g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?***

---

**Determination: Less Than Significant Impact.**

*Source: Project Application Materials.*

Access to the Project site is proposed from Yucca Road and Muskrat Avenue, which are improved roadways and will be further improved by the Project to include additional paving and the installation of curb, gutter, and sidewalk adjacent to the Project site. The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction and long-term operation, the Project would be required to maintain adequate emergency access for emergency vehicles via Yucca Road and Muskrat Avenue and connecting roadways as required by the City. Furthermore, the Project would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan, impacts are less than significant and no mitigation measures are required.

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***VIII (h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?***

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**Determination: Less Than Significant Impact.**

*Source: Adelanto North 2035 Sustainable By Design Technical Report-October 2012.*

The Project site is located within a “moderate” wildfire hazard area. The Project site is located in an area characterized by primarily developed industrial land. To the north and east the site is adjacent to vacant land. To the west and south the site is adjacent to industrial development and some vacant land. City of Adelanto Municipal Code Chapter 14.20 adopts the 2013 Edition of the California Fire Code making all provisions of it applicable in the City of Adelanto. Applicable provisions of the Fire Code implemented into the project design will reduce the risk of loss, injury, or death involving wildland fires

to a level less than significant. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

**IX. HYDROLOGY AND WATER QUALITY**

<b><i>Would the Project:</i></b>	<b>Potentially Significant Impact</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Violate any water quality standards or waste discharge requirements?			<input checked="" type="checkbox"/>	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			<input checked="" type="checkbox"/>	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner, which would result in substantial erosion or siltation on- or offsite?			<input checked="" type="checkbox"/>	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or offsite?			<input checked="" type="checkbox"/>	
e. Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			<input checked="" type="checkbox"/>	
f. Otherwise substantially degrade water quality?			<input checked="" type="checkbox"/>	
g. Place housing within a 100-year flood hazard as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?				<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				
j. Inundation by seiche, tsunami, or mudflow?				<input checked="" type="checkbox"/>

---

***IX (a) Violate any water quality standards or waste discharge requirements?***

---

**Determination: Less Than Significant Impact.**

*Source: Preliminary Drainage Report (Appendix F).*

*Construction*

Construction of the Project would involve clearing, grading, paving, utility installation, building construction, and the installation of landscaping, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to the requirements of the Lahontan Regional Water Quality Control Board and the City of Adelanto, the Project would be required to obtain a National Pollutant Discharge Elimination System Municipal Stormwater Permit for construction activities. The National Pollutant Discharge Elimination System permit is required for all Projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one (1) acre of total land area.

Compliance with the National Pollutant Discharge Elimination System permit involves the preparation and implementation of a Storm Water Pollution Prevention Plan for construction-related activities, including grading. The Storm Water Pollution Prevention Plan would specify the Best Management Practices that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property.

*Operation*

Storm water pollutants commonly associated with the land uses proposed by the Project include sediment/turbidity, nutrients, trash and debris, oxygen-demanding substances, organic compounds, bacteria and viruses, oil and grease, and pesticides.

Pursuant to the requirements of the City's National Pollutant Discharge Elimination System permit, a Water Quality Management Plan is required for managing the quality of storm water or urban runoff that flows from a developed site after construction is completed and the facilities or structures are occupied and/or operational. A Water Quality Management Plan describes the Best Management Practices that will be implemented and maintained throughout the life of a project to prevent and minimize water pollution that can be caused by storm water or urban runoff. In the case of this Project, the site will use on-site storm water quality basin(s) which are designed to be dual purpose retention and water quality basins relying on infiltration.

Based on the analysis above, impacts would be less than significant and no mitigation measures are required

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***IX (b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?***

---

**Determination: Less Than Significant Impact.**

*Source: City of Adelanto 2015 Urban Water Management Plan, Geotechnical Report (Appendix D), Addendum to Geotechnical Report (Appendix E).*

The Project would be served with potable water by the Adelanto Public Utility Authority. The City's water supply comes solely from groundwater production from 15 potable wells in three pressure zones, transmission and distribution pipelines, booster stations and reservoirs. The City obtains all of its water supply from local groundwater in the Mojave River Groundwater Basin. The Mojave Basin Area was the subject of a court ordered adjudication in 1993 due to the rapid growth within the area, increased withdrawals, and lowered groundwater levels. The court's Judgment appointed Mojave Water Agency (MWA) as Watermaster of the Mojave Basin Area.

Given the City's total reliance on groundwater, the reliability of the City's water supply is thus entirely dependent on the reliability of the groundwater in the Mojave River Basin managed by MWA. Based on MWA's analysis, MWA has adequate supplies to meet demands during average, single-dry, and multiple-dry years throughout the 25-year planning period.

Thus, the Project's demand for domestic water service would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

Groundwater was not encountered in exploratory excavations conducted for the geotechnical reports prepared for the Project. According to the State Water Resources Control Board database (<http://www.water.ca.gov/waterdatalibrary/>) groundwater is greater than 100 feet below ground surface. As such, the Project will not impact groundwater.

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***IX (c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or offsite?***

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**Determination: Less Than Significant Impact.**

*Source: Preliminary Drainage Report (Appendix F), Geotechnical Report (Appendix D), Addendum to Geotechnical Report (Appendix E).*

The Project site is relatively flat with a gentle slope to the northeast. Elevations range from approximately 2,928 feet (above mean sea level) along the southern boundary of the Project site to 2,916 feet along the north property line. The site currently sheet flows generally to the north. After construction, surface runoff will be directed to a water quality control basin(s) located in the northern portion of the site where it will be treated through infiltration. As such, there would be no significant alteration of the site's existing drainage pattern and there would not be any significant increases in the rates of erosion or siltation on or off site.

---

***IX (d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on or offsite?***

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**Determination: Less Than Significant Impact.**

*Source Preliminary Drainage Report (Appendix F), Geotechnical Report (Appendix D), Addendum to Geotechnical Report (Appendix E).*

*Existing Condition*

The Project site is vacant, undeveloped and undisturbed land with uniform slope of approximately 1.5 percent. The topography indicates that the runoff drains in a northerly direction in the form of sheet flow, and there is a dirt road at the north end of the site, at the future alignment of Joshua Avenue that routes the flow to the west, where it currently ponds due to the low point created by the past construction of Muskrat below existing ground elevations. There is no evidence of defined washes on site. There are two exit points for onsite flows. One previously described at the intersection of Joshua Avenue and Muskrat Avenue that drains the bulk of the Project site, and another that drains a small area along the east side of the site. The eastern sheet flow continues northerly as surface flow.

*Proposed Condition*

The proposed condition is to utilize a basin(s) for water quality and flood routing for the developed Project. The primary hydraulic design elements are the roads, drive aisles, curb and gutter, and the curb opening structures out letting to the basin(s). Drive aisles and curb and gutter within the Project will be used to carry runoff.

The post development runoff will then be routed to the proposed basin(s) to confirm post development runoff is mitigated to less than predevelopment runoff. The basin(s) are designed to be dual purpose retention and water quality basin(s) relying on infiltration.

The Project proposed retention and detention basin(s) are of sufficient size to handle water quality through infiltration, and flood mitigation through retention and infiltration. The Project will not require connection to any offsite channels. The design of the basin(s) is to completely hold and infiltrate the 100-yr 24hr runoff. If there is any storm that exceeds that, like the 500 year storm (0.2% chance storm) then it will overtop the basin(s) and continue to sheet flow northerly as it does in the existing condition. The development of the Project site will not change area drainage patterns, impact any of the surrounding properties, or change any of the regional master plan facilities.

Based on the analysis above, there would be no significant alteration of the site's existing drainage pattern and there would not be any significant increases in flooding on or off-site and no mitigation measures are required.

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***IX (e) 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?***

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**Determination: Less Than Significant Impact.**

*Source Preliminary Drainage Report (Appendix F), Geotechnical Report (Appendix D), Addendum to Geotechnical Report (Appendix E).*

As discussed under Issue IXc and IXd above, the Project will construct a combination of retention and detention basin(s) of sufficient size to handle water quality through infiltration. The post development runoff will be mitigated to less than predevelopment runoff. As such, there would be no significant alteration of the site's existing drainage pattern and there would not be any additional sources of polluted runoff.

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***IX (f) Otherwise substantially degrade water quality?***

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**Determination: Less Than Significant Impact.**

*Source Preliminary Drainage Report (Appendix F), Geotechnical Report (Appendix D), Addendum to Geotechnical Report (Appendix E).*

There are no conditions associated with the proposed Project that could result in the substantial degradation of water quality beyond what is described above in Issues IXa, IXc, and IX e above.

---

***IX (g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?***

---

**Determination: No Impact.**

*Source: Project Application Materials.*

The Project does not propose any housing. No impact would occur and no mitigation measures are required.



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***IX (h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?***

---

**Determination: No Impact.**

*Source Preliminary Drainage Report (Appendix F), Geotechnical Report (Appendix D), Addendum to Geotechnical Report (Appendix E).*

The Project site is not located within a designated flood plain based upon a review of Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 060671C5780H, dated August 28, 2008. This Panel identified the subject area as being located within Flood Zone X, which is defined as “Area of minimal flood hazard, usually depicted on Flood Insurance Rate Maps as above the 500-year flood level.” As such, no impact would occur and no mitigation measures are required.

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***IX (i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?***

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**Determination: No Impact.**

*Source: County of San Bernardino Hazards Overlay Map.*

The Project site and surrounding area is not located within a designated dam inundation area. The Project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, as no levee or dam are located in the vicinity of the Project site.

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***IX (j) Inundation by seiche, tsunami, or mudflow?***

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**Determination: No Impact.**

*Source: Google Earth Geotechnical Report (Appendix D), Addendum to Geotechnical Report (Appendix E).*

The Project will not be impacted by inundation by seiche, tsunami, or mudflow, because the project is not located in the vicinity of any body of water that has the potential of seiche or tsunami. Based on the responses to Issues VI) and VIc of this Initial Study Checklist, the project site is not located in an area prone to landslides, soil slips, or slumps. Therefore, the proposed Project would have no impacts from mudflows.

**X. LAND USE AND PLANNING**

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			<input checked="" type="checkbox"/>	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				<input checked="" type="checkbox"/>

---

***X (a) Physically divide an established community?***

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**Determination: No Impact.**

*Source: Project Application Materials.*

An example of a Project that has the potential to divide an established community includes the construction of a new freeway or highway through an established neighborhood. The Project proposes to develop the 30.97 acre site with six (6) industrial buildings totaling 628,425 square feet. The site is bounded by Joshua Avenue (a dirt roadway), followed by vacant land, to the north; Muskrat Avenue (an asphaltic and concrete paved roadway), followed by commercial/industrial development and vacant land, to the west; Yucca Road (an asphalt paved roadway), followed by commercial/industrial development and vacant land, to the south; and a transmission line easement, followed by Raccoon Avenue (a semi-paved roadway), followed by vacant land, to the east. The Project is a logical extension of development in the area. Therefore, no impacts would occur with respect to dividing an established community.

---

***X (b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?***

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**Determination: Less Than Significant Impact.**

*Source: Municipal Code.*

Sections 17.80.080 and 17.80.090 of the Adelanto Municipal Code regulate medical cannabis activities. The purpose of these sections of the Municipal Code are to regulate

medical cannabis activities in a manner that is consistent with State law and promote the health, safety, and general welfare of the residents and businesses within the City, while limiting the negative impacts associated with such medical cannabis activities. In this context, these section of the Municipal Code are considered to fall under the category of a zoning ordinance adopted for the purpose of avoiding or mitigating an environmental effect.

These sections of the Municipal Code currently allow medical cannabis activities as a conditionally permitted use only on properties within the Manufacturing/Industrial (MI) General Plan/Zoning designation within Industrial Parks 2, 3 and 4. The Project site is located within the Light Manufacturing (LM) zoning district. As such, an amendment to the General Plan/Zoning Map and Municipal Code would be required to allow the use of the proposed buildings for medical cannabis activities. Such an amendment is being considered by the Planning Commission and City Council under a separate application initiated by the City, making this Project subject to approval of the proposed amendment.

Although the proposed Project would be inconsistent with the existing General Plan and zoning requirements for medical cannabis activities, such an inconsistency would only be significant if it were to result in significant, adverse physical effects to the environment. As disclosed in this Initial Study Checklist/Mitigated Negative Declaration, implementation of the proposed Project could develop the subject property with buildings use to cultivate, manufacture, distribute, transport, and test medical cannabis. However, in all instances where significant impacts have been identified, mitigation is provided to reduce each impact to less-than-significant levels. Therefore, the Project would not result in significant physical impacts to the environment. The Project's inconsistency with the site's existing underlying General Plan/Zoning designation and Municipal Code for medical cannabis activities represents a less-than significant impact for which no mitigation would be required if the General Plan and Municipal Code is amended to allow the subject site to be used for medical cannabis activities.

In addition, as demonstrated throughout this Initial Study Checklist/Mitigated Negative Declaration, the Project would otherwise not conflict with any applicable goals, objectives, and policies of the General Plan, Municipal Code or conflict with any applicable policy document whose purpose is to avoid or mitigate an environmental effect.

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***X(c) Conflict with any applicable habitat conservation plan or natural community conservation plan?***

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**Determination: No Impact.**

*Sources: West Mojave CDCA Plan, Desert Renewable Energy Conservation Plan.*

The Project Site is located within the planning area of the West Mojave CDCA Plan Amendment. The West Mojave CDCA Plan Amendment was adopted by the BLM in 2006. The Record-of-Decision applies only to 3.3 million acres of BLM-managed lands.

To date no approvals have been issued for the Habitat Conservation Plan component by the USFWS or the CDFW. The Project Site is located on private property outside of the BLM management; therefore the West Mojave Plan does not apply.

Additionally, the Project Site is located within the boundaries of the Desert Renewable Energy Conservation Plan (DRECP) NCCP/HCP. Phase I of the DRECP was approved on September 14, 2016 and applies to BLM land only and does not apply to the Project. Phase II which would apply to non-federal land is an on-going process and no implementing agreements have been issued. As such, no conflicts related to applicable land use plans or NCCPs/HCPs are anticipated. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

**XI. MINERAL RESOURCES**

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				<input checked="" type="checkbox"/>

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***XI (a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?***

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**Determination: No Impact.**

*Source: California Geological Survey, Phase I environmental Site Assessment (Appendix F).*

No mineral resource extraction activity is known to have ever occurred on the Project site. According to mapping conducted by the California Geological Survey which maps areas known as Mineral Resources Zones (MRZs), the Project site is mapped within MRZ-3, which is defined as “Areas containing mineral deposits the significance of which cannot be evaluated from available data.”

The Project site is not located within an area of known to be underlain by regionally or locally important mineral resources, or within an area that has the potential to be underlain by regionally or locally important mineral resources, as disclosed by the General Plan and the associated General Plan Environmental Impact Report. Accordingly, implementation of the Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State of California. Accordingly, no impact would occur and no mitigation is required.

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***XI (b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?***

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**Determination: No Impact.**

*Source: General Plan.*

Refer to the Issue XIa above. The *General Plan* does not identify any locally important mineral resource recovery sites on-site or within close proximity to the Project site, nor are any mineral resource recovery operations located on-site or in the surrounding area. The Project site has a General Plan Land Use/Zoning designation of Light Manufacturing (LM) and is not intended for mineral resource extraction.

## XII. NOISE

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			☒	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			☒	
c. A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?			☒	
d. A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?			☒	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?				☒
f. For a project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?			☒	

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***XII (a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?***

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**Determination: Less Than Significant Impact.**

*Sources: General Plan, Municipal Code, Adelanto North 2035 Sustainable By Design Technical Report-October 2012. Project Application Materials.*

*Noise Standards*

Acceptable and unacceptable noise levels in the City of Adelanto are defined in Table VIII-2, “Land Use Compatibility Guidelines Related to Noise Exposure” in the City’s General Plan. Per Table VIII-2 of the General Plan, acceptable noise levels in manufacturing and production land uses for general manufacturing may range from 65-70 CNEL; noise levels of 70 – 75 CNEL and 75 CNEL and above are compatible with implementation of noise level reduction design features incorporated into the Project.

*Overview of the Existing Ambient Noise Environment*

Ambient or background noise levels are typically a composite of sounds from many sources located both near and far, without any particular sound being dominant. The

primary existing noise sources in the Project area are transportation facilities. Noise from motor vehicles is generated by engine vibrations, the interaction between the tires and the road, and the exhaust system. The primary existing noise sources in the Project area are from traffic on Yucca Road and Muskrat Avenue. Also contributing the noise environment are the industrial uses located to the west and south of the Project site.

Noise within the Adelanto is generally not a significant issue. This is because of a variety of factors, but primarily because of a relatively low population spread out over a large area. However, the following noise issues currently exist:

- Noise-sensitive locations (residences, parks, schools, and churches) located adjacent or in close proximity to Palmdale Road and US 395 are exposed to noise levels that are often well above the City's standard of 65 dB.
- Noise-sensitive residential locations located adjacent to portions of Bellflower Street, Chamberlaine Way, and Rancho Road are exposed to noise levels that are often well above the City's standard of 65 dB.

The Project site is not located within any of these noise issue areas

#### Short-term Construction Noise Impact Analysis

The most significant source of short-term noise impact is related to noise generated during construction activities on the Project site. Construction is performed in discrete steps, each of which has its own mix of equipment and consequently its own noise characteristics. Thus noise levels will fluctuate depending upon construction phase, equipment type, duration of equipment use, distance between the noise source and receptor, and the presence or absence of noise attenuation structures. As shown on Table 8 below, noise levels generated by heavy construction equipment can range from approximately 75 dBA to 99 dBA when measured at 50 feet.

**Table 8. Typical Construction Equipment Noise Levels**

Type of Equipment	Range of Sound Levels Measured (dBA at 50 feet)
Pile Drivers	81 to 96
Rock Drills	83 to 99
Jack Hammers	75 to 85
Pneumatic Tools	78 to 88
Pumps	68 to 80
Dozers	85 to 90



Type of Equipment	Range of Sound Levels Measured (dBA at 50 feet)
Tractors	77 to 82
Front-End Loaders	86 to 90
Graders	79 to 89
Air Compressors	76 to 86
Trucks	81 to 87
<i>Source: "Noise Control for Buildings and Manufacturing Plants", Bolt, Beranek &amp; Newman, 1987, as cited in the General Plan EIR</i>	

Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Noise levels will be loudest during the grading phase. A likely worst-case construction noise scenario during grading assumes the use of a grader, a dozer, an excavator, and a backhoe operating at 50 feet from the nearest sensitive receptor.

Noise generation related to construction activities is addressed in Section 17.90.020(d) of the City's Municipal Code: the Municipal Code requires construction projects to list general noise reduction practices as "General Notes" on the construction drawings. As part of the Project's conditions of approval (COA), the following notes must be included in the engineering plan's general notes and implemented during construction:

*COA 1- Construction activity and equipment maintenance is limited to the hours between 7:00 a.m. to dusk on weekdays. Construction may not occur on weekends or State holidays, without prior consent of the Building Official. Non-noise generating activities (e.g. interior painting) are not subject to these restrictions. City and State construction projects, such as road re-building or resurfacing, and any construction activity that is in response to an emergency, shall be exempt from this requirement.*

*COA 2- Construction routes are limited to City of Adelanto designated truck routes.*

With implementation of the above standard conditions of approval, construction noise impacts will be less than significant.

Noise Impacts to the Project Analysis

According to the *General Plan*, an industrial project would be considered impacted by noise if it were exposed to noise levels in excess of 75 CNEL. As noted above, traffic noise is the most likely source of noise that would impact the Project. Traffic noise from Highway 395 is typically 75 CNEL from 60 to 80 feet from the highway. The Project site

is located adjacent to Yucca Road and Muskrat Avenue and traffic noise from these roadways is not at the level generated by Highway 395.

In addition, the Project is not considered a “sensitive receptor” because it is a light industrial development. In addition, the building will be constructed with concrete tilt-up panels and have a closed window condition and a fresh air supply (i.e. air conditioning). As such, occupants of the building will not be exposed to excessive noise levels from vehicle traffic on Yucca Road or Muskrat Avenue.

Based on the above analysis, noise impacts to the Project are less than significant and no mitigation measures are required.

### Noise Impacts Generated by the Project Analysis

#### *Operational Noise*

As required by Section 17.90.020 (b) (2) and (3) of the Municipal Code:

*“No person shall operate or cause to operate any source of sound at any location or allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person, which causes the noise level, when measured on any other property, either incorporated or unincorporated, to exceed:*

*A. The noise standard plus three (3) dBA for that receiving land use specified in Table VIII-2 of the General Plan Noise Element for a cumulative period of more than thirty (30) minutes in any hour; or*

*B. The noise standard plus five (5) dBA for a cumulative period of more than five (5) minutes in any hour; or*

*C. The noise standard plus ten (10) dBA for a cumulative period of more than three (3) minutes in any hour; or*

*D. The noise standard plus fifteen (15) dBA for a cumulative period of more than one (1) minute in any hour; or*

*E. The noise standard plus twenty (20) dBA for any period of time.*

*(3) If the measured ambient level exceeds any of the first four (4) noise limit categories above, the allowable noise exposure standard shall be increased to reflect the ambient noise level. If the ambient noise level exceeds the fifth noise limit category, the maximum allowable noise level under this category shall be increased to reflect the maximum ambient noise level.*

The Project is for six (6) industrial buildings totaling 628,425 square feet. The intended use is for medical cannabis cultivation, manufacturing, distribution, transportation, and testing. This type of use is not anticipated to generate high levels of noise as the activities do not involve heavy machinery and all processes will take place indoors.

There are no sensitive receptors (i.e. residences, motels and hotels, schools, libraries, churches, hospitals, nursing homes, auditoriums, and parks and other outdoor recreation areas) that may be affected by Project's operational noise. The Project site is located in an area characterized by primarily developed commercial/industrial land. The site is bounded by Joshua Avenue (a dirt roadway), followed by vacant land, to the north; Muskrat Avenue (an asphaltic and concrete paved roadway), followed by commercial/industrial development and vacant land, to the west; Yucca Road (an asphalt paved roadway), followed by commercial/industrial development and vacant land, to the south; and a transmission line easement, followed by Raccoon Avenue (a semi-paved roadway), followed by vacant land, to the east. The nearest sensitive receptors would be the residential neighborhood located approximately ½ mile to the northeast along Air Expressway.

Based on the above analysis, operational noise generated by the Project is less than significant and no mitigation measures are required.

#### *Traffic Noise*

Generally a project would result in a significant traffic-related noise impact if traffic generated by that project would cause or contribute to exterior noise levels at sensitive receptor locations in excess of 65 dBA and the project's contribution to the noise environment equals 3.0 dBA or more. (A change of 3.0 dBA is considered "barely perceptible" by the human ear and changes of less than 3.0 dBA generally cannot be perceived except in carefully controlled laboratory environments).

There are no sensitive receptors located in the immediate vicinity of the Project site. The nearest sensitive receptor is the residential neighborhood located approximately 1/4<sup>th</sup> of a mile north of the Project site on Air Expressway. In addition, given the low volume of traffic (846 daily vehicle trips on a typical weekday; 56 trips which will occur during the AM Peak Hour and 60 trips of which will occur during the PM Peak Hour), the Project will not generate significant traffic noise.

#### Conclusions

Based on the above analysis, noise generated by the Project will not expose persons to or generate noise levels in excess of standards established in the General Plan, Municipal Code, or applicable standards of other agencies

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### ***XII (b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?***

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**Determination: Less Than Significant Impact.**

*Source Municipal Code. Project Application Materials.*

The City of Adelanto Municipal Code states that “no ground vibration shall be allowed which can be felt without the aid of instruments at or beyond the subject property line, nor will any vibration be permitted which produces a particle velocity greater than or equal to two-tenths of an inch per second at or beyond the lot line” [Municipal Code Section 17.90.030(a)].

*Construction Vibration*

Under existing conditions, there are no known sources of ground-borne vibration or noise that affect the Project site. The Project will not employ any pile driving, rock blasting, or rock crushing equipment during construction activities, which are the primary sources of ground-borne noise and vibration during construction.

The nearest structures (homes) to the Project site are located approximately 1/4th of a mile to the northeast of the Project site along Air Expressway. The threshold at which there may be a risk of architectural damage to normal houses with plastered walls and ceilings is 0.20 PPV inch/second. Primary sources of vibration during construction would be bulldozers. A large bulldozer could produce up to 0.089 PPV at 25 feet. At a distance of 15 feet a bulldozer would yield a worst-case 0.027 PPV (inch/sec) which is within the threshold of perception and below any risk or architectural damage. Given the distances of the residences from the site, impacts from construction vibration will be less than significant.

*Operational Vibration*

There are no conditions associated with the long-term operation of the Project that would result in the exposure to sensitive receptors of excessive ground-borne vibration or noise. The Project would develop the subject property to cultivate, manufacture, distribute, transport, and test medical cannabis and would not include nor require equipment, facilities, or activities that would generate ground-borne vibration or ground-borne noise.

Based on the above analysis, operation the Project would not expose on-site or off-site sensitive receptors to substantial ground-borne vibration or ground-borne noise. Impacts are less than significant and no mitigation is required.

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**XII (c) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?**

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**Determination: Less Than Significant Impact.**

*Sources: General Plan, Municipal Code, Adelanto North 2035 Sustainable By Design Technical Report-October 2012. Project Application Materials.*

As noted in the response to Issue XIIa above, the increased level of noise from the Project will be less than significant. Therefore, the Project will not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project

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**XII (d) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?**

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**Determination: Less Than Significant Impact.**

*Sources: General Plan, Municipal Code, Adelanto North 2035 Sustainable By Design Technical Report-October 2012.Project Application Materials.*

As noted in the response to Issue XIIa above, the increased level of noise from the Project will be less than significant. Therefore, the Project will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the Project

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**XII (e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?**

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**Determination: Less Than Significant Impact.**

*Source: Adelanto North 2035 Sustainable By Design Technical Report-October 2012.Project Application Materials.*

The Project site is located approximately 3.5 miles northwest of the Southern California Logistics Airport and is located outside of the 65 dBA CNEL noise contour. Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels from the airport.

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**XII (f) For a project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?**

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**Determination: Less Than Significant Impact.**

*Source: Adelanto North 2035 Sustainable By Design Technical Report-October 2012.Project Application Materials.*

The Project site is located approximately two (2) miles northeast of the Adelanto Airport which is a privately owned general aviation facility with two unpaved runways. It is primarily used by single-engine aircraft, helicopters, ultralight aircraft, and gliders. The Project site is not within the vicinity or approach/departure flight path of the airport. As such, the Project will not be exposed to noise impacts from the airport. Impacts are less than significant and no mitigation measures are required.

### XIII. POPULATION AND HOUSING

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

---

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

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**Determination: Less Than Significant Impact.**

*Source: Project Application Materials.*

The Project would not directly result in population growth because it does not propose any residential dwelling units. The Project proposes industrial buildings intended to be used for medical marijuana cultivation and manufacturing. This type of use is not labor intensive and will not create an additional need for housing thus increasing the overall population of the City. In addition, the Municipal Code require that 50% of the future employees be current residents of the City.

Typically, population growth would be considered a significant impact pursuant to CEQA if it directly or indirectly affects the ability of agencies to provide needed public services and requires the expansion or new construction of public facilities and utilities. Water service is provided by the Adelanto Public Utility Authority (APUA). Water service is available in Yucca Road to serve the Project site. Sewer service is provided by the Adelanto Public Utility Authority (APUA). Sewer service is available to serve the Project site via extending a sewer line in Panther Avenue to Air Expressway. No additional water or sewer infrastructure will be needed to serve the Project other than connection to the existing water and sewer lines.

In addition, the analysis in Section 3.14, Public Services, of this Initial Study Checklist demonstrates that the impacts on public services are less than significant so the public service provider’s ability to provide services will not be reduced.

Based on the above analysis, impacts are less than significant and no mitigation measures are required.

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***XIII (b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?***

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**Determination: No Impact.**

*Source: Project Application Materials.*

The Project site does not contain any residential units. Therefore, implementation of the Project would not displace a substantial number of existing housing, nor would it necessitate the construction of replacement housing elsewhere.

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***XIII (c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?***

---

**Determination: No Impact.**

*Source: Project Application Materials.*

As described above under the response to Issue XIIIb, the Project site does not contain any residential units. Therefore, the Project would not displace substantial numbers of people and would not necessitate the construction of replacement housing elsewhere.



**XIV. PUBLIC SERVICES**

<b><i>Would the Project:</i></b>	<b>Potentially Significant Impact</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:			☒	
1) Fire protection?			☒	
2) Police protection?			☒	
3) Schools?			☒	
4) Parks?			☒	
5) Other public facilities?			☒	

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

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**Determination: Less Than Significant Impact.**

*Sources: City of Adelanto, San Bernardino County Fire, County of San Bernardino Sheriff.*

Fire Protection: The San Bernardino County Fire Department provides fire protection services to the Project area. The Project would be primarily served by the Adelanto Station #322, an existing station located approximately 0.8 roadway miles southeast of the Project site at 10370 Rancho Road. Development of the Project would impact fire protection services by placing an additional demand on existing County Fire Department resources should its resources not be augmented. To offset the increased demand for

fire protection services, the Project would be conditioned by the City to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes.

Furthermore, the Project would be required to pay the Fire Facilities Impact Fee. Payment of the Fire Facilities Impact Fee would ensure that the Project provides fair share funds for the provision of additional fire services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

Police Protection: The San Bernardino County Sheriff's Department provides community policing to the Project area via the Victor Valley Sheriff Station located at 11613 Bartlett Street which is located approximately 2.6 roadway miles northeast of the Project site. The Victor Valley Station has one captain, two lieutenants, ten sergeants, seven detectives fifty three patrol deputies (November, 2016). If a permit is granted to operate the buildings to cultivate, manufacture, distribute, transport, and test medical cannabis, the Project is required to implement a security plan in conjunction with the City and the Sheriff's Department.

The Project site is located in a developed area of the City that is patrolled regularly. In addition, the City requires that 50% of the employees be current residents of the City so the Project will not substantially increase population requiring additional sheriff deputies. Therefore, the Project is not expected to result in the construction of new or physically altered sheriff facilities, need for new or physically altered sheriff facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police services.

Schools: The Project site is located within the Adelanto School District. The District is authorized by State law (Government Code § 65995-6) to levy a new commercial construction fee per square foot of commercial construction for the purpose or funding the reconstruction or construction of new school facilities. Pursuant to Section 65995(3) (h) of the California Government Code, the payment of statutory fees is "deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning use, or development of real property, or any change in governmental organization or reorganization as defined in Section 56021 or 56073, on the provision of adequate school facilities." Therefore, the payment of school impact fees for future commercial development would offset the potential impacts of increased student enrollment related to the implementation of the project.

Parks: The Project will not create a demand for additional park facilities because the Project is an industrial development and no housing is proposed.

Other Public Facilities: The Project proposes industrial buildings intended to be used for medical cannabis cultivation, manufacturing, distribution, transportation, and testing.

These types of uses are not labor intensive and will not create an additional need for housing thus increasing the overall population of the City. In addition, the City requires that 50% of the future employees be current residents of the City. As such, there would be no need for increases in any other governmental services, such as public health services and library services which would require the construction of new or expanded public facilities.

**XV. RECREATION**

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	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?			<input checked="" type="checkbox"/>	
b. Does the Project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				<input checked="" type="checkbox"/>

---

**XV (a) *Would the proposed 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?***

---

**Determination: Less Than Significant Impact.**

*Source: General Plan, Project Application Materials.*

The Project proposes industrial buildings intended to be used to cultivate, manufacture, distribute, transport, and test medical cannabis. As such, the Project would not directly increase the number of people using recreational facilities causing a substantial physical deterioration of any recreation facilities or accelerate the physical deterioration of any recreation facilities.

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

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**Determination: No Impact.**

*Source: General Plan, Project Application Materials.*

The Project does not propose any recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment. In addition, no offsite parks or recreational improvements are proposed or required as part of the Project.

**XVI. TRANSPORTATION/TRAFFIC**

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			☒	
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			☒	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			☒	
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			☒	
e. Result in inadequate emergency access?			☒	
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			☒	

**XVI (a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

**Determination: Less Than Significant Impact.**

Source: Traffic Impact Analysis (Appendix H).

### Study Area Intersections

For purposes of analyzing the Project's potential impacts to traffic, the following study intersections were evaluated.

**Table 9. Traffic Study Intersection Locations**

ID No.	Intersection Location
1	Muskkrat Avenue/Driveway 1 – Future Intersection
2	Muskkrat Avenue/Yucca Road
3	Muskkrat Avenue/ Rancho Road
4	Driveway 2/Yucca Road – Future Intersection
5	Raccoon Avenue/ Yucca Road
6	Raccoon Avenue/ Rancho Road

*Source: Traffic Impact Analysis, (Appendix G)*

The above intersections were selected for study based on the “50 peak hour trip” criterion utilized by the City of Adelanto consistent with the methodology employed by the County of San Bernardino, and generally represents a minimum number of trips at which a typical intersection would have the potential to be substantively impacted by a given development proposal.

### Methodology

To determine whether the addition of Project traffic [as defined through the comparison of Existing traffic conditions to Existing Plus Project (E+P) traffic conditions] at a study intersection would result in a direct project-specific traffic impact, the following will be utilized:

- *When the pre-Project condition is at or better than LOS D (or LOS C for driveways) (i.e., acceptable LOS), and project-generated traffic, as measured by 50 or more peak hour trips, causes deterioration below LOS D/LOS E (i.e., unacceptable LOS), a deficiency is deemed to occur.*
- *However, when the pre-Project condition is already below LOS D/LOS E (i.e., unacceptable LOS), the Project will be responsible for mitigating its impact to a level of service equal to or better than it was without the Project for intersections that receive 50 or more peak hour project-related trips. This is a standard protocol in many urban jurisdictions because to require a Project to mitigate to LOS D/LOS E or better would in effect force the Project to mitigate beyond its Project impacts, which is prohibited under California law.*
- *Cumulative traffic impacts are created as a result of a combination of the proposed Project together with other future developments contributing to the overall traffic impacts requiring additional improvements to maintain acceptable level of service operations with or without the Project. A Project's contribution to a significant cumulative impact can be reduced to less-than-significant if the*

*Project is required to implement or fund its fair share of improvements designed to alleviate its cumulatively considerable contribution to the impact. Cumulatively considerable is defined as the addition of 50 or more peak hour trips, and all facilities that would receive 50 or more peak hour trips from the Project are evaluated in this analysis.*

## **Motorized Vehicle Impact Analysis**

### *Project Trip Generation*

Trip generation represents the amount of traffic that is attracted to and produced by a development project. Determining traffic generation for a specific project is based upon forecasting the amount of traffic that is expected to be both attracted to and produced by the specific land uses proposed for a given development.

Trip generation rates used to estimate Project traffic are shown in Table 4-1 of Appendix G for Passenger Car Equivalent (PCE). The trip generation rates used for this analysis are based upon information collected by the ITE as provided in their *Trip Generation* manual, 9th Edition, 2012. For purposes of this analysis, ITE land use codes 140 (Manufacturing) and 818 [Nursery (Wholesale)] has been used to derive site specific trip generation estimates.

Trip generation for heavy trucks was further broken down by truck type (or axle type). The total truck percentage is comprised of 3 different truck types: 2-axle, 3-axle, and 4+-axle trucks. For the purposes of this analysis, the percentage of trucks, by axle type, were obtained from the Light Industrial Vehicle Mix and Enter/Exit Splits in the City of Fontana Truck Trip Generation Study (2003) which is commonly used to estimate vehicle trips for facilities that utilize trucks.

The following truck fleet mix was utilized for the purposes of estimating the truck trip generation for the site: 8.0% of the total trucks as 2-axle trucks, 3.9% of the total trucks as 3-axle trucks, and 9.5% of the total trucks as 4+-axle trucks. Lastly, PCE factors were applied to the trip generation rates for heavy trucks (large 2-axles, 3-axles, 4+-axles). PCEs allow the typical “real-world” mix of vehicle types to be represented as a single, standardized unit, such as the passenger car, to be used for the purposes of capacity and level of service analyses. The PCE factors are consistent with the recommended PCE factors in the SANBAG guidelines.

The land uses proposed by the Project are estimated to produce an estimated 846 daily vehicle trips on a typical weekday; 56 trips which will occur during the AM Peak Hour and 60 trips of which will occur during the PM Peak Hour.

### *Analysis Scenarios*

For the purpose of the Project’s traffic impact analysis, potential impacts to traffic and circulation are assessed for each of the conditions listed below.



- 1) Existing (2016) Conditions;
- 2) Existing Plus Project (E+P) Conditions.
- 3) Opening Year Cumulative (2018) Without Project; and
- 4) Opening Year Cumulative (2018) With Project.

### ***Existing (2016) Conditions Scenario Analysis***

All study area intersections are currently operating at an acceptable LOS. As such, no intersection improvements have been recommended.

### ***Existing plus Project (E+P) Conditions Analysis***

There are no study area intersections anticipated to operate at unacceptable LOS for E+P conditions. As such, no intersection improvements have been recommended.

### ***Opening Year Cumulative (2018) Without Project Analysis***

There are no study area intersections that are anticipated to operate at an unacceptable LOS during the peak hours under Opening Year Cumulative (2018) Without Project conditions. As such, no intersection improvements have been recommended.

### ***Opening Year Cumulative (2018) With Project Analysis***

There are no study area intersections that are anticipated to operate at an unacceptable LOS during the peak hours under Opening Year Cumulative (2018) With Project conditions. As such, no intersection improvements have been recommended.

### ***Conclusions***

Based on the analysis above, for all of the scenarios analyzed, no study area intersections that are anticipated to operate at an unacceptable Levels of service (LOS) and no mitigation measures are required.

### ***Transit Service Analysis***

The study area is currently served by the Victor Valley Transit Authority (VVTA), a public transit agency serving the Victor Valley area within San Bernardino County, with bus service along Rancho Road via VVTA Route 33. Transit service is reviewed and updated by VVTA periodically to address ridership, budget and community demand needs. Changes in land use can affect these periodic adjustments which may lead to either enhanced or reduced service where appropriate. The Project is not proposing to construct any street improvements that will interfere with any future bus service. As

such, the Project as proposed will not conflict with an applicable plan, ordinance or policy applying to transit services.

### ***Bicycle & Pedestrian Facilities Analysis***

The Project is not proposing to construct any improvements that will interfere with bicycle and pedestrian use. Pedestrian and bicycle access will be available to the Project site on Yucca Road, Muskrat Avenue, and Joshua Avenue. In addition, bicycle parking will be provided on the Project site. Therefore, the Project will not conflict with an applicable plan, ordinance or policy applying to non-motorized travel. Impacts are less than significant.

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***XVI (b) Conflict with an applicable congestion management program, including, but not limited to, level-of-service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?***

---

**Determination: Less Than Significant Impact.**

*Source: San Bernardino Congestion Management Program.*

The San Bernardino Associated Governments (SANBAG) was designated as the Congestion Management Agency for San Bernardino County in 1990 and prepares and administers the San Bernardino County Congestion Management Program. The intent of the San Bernardino County Congestion Management Program is to more directly link land use, transportation, and air quality, thereby prompting reasonable growth management programs that will effectively utilize new transportation funds, alleviate traffic congestion and related impacts, and improve air quality.

As required by the San Bernardino County Congestion Management Program, the Project will be required to pay the mandatory development impact fees per the SANBAG Development Mitigation Nexus Study (Nexus Study). The development contribution requirements are established by the Nexus Study for regional transportation improvements, including freeway interchanges, railroad grade separations and regional arterial highways on the Nexus Study network. As such, impacts are less than significant.

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***XVI (c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?***

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**Determination: Less Than Significant Impact.**

*Source: Adelanto North 2035 Sustainable By Design Technical Report-October 2012*

The Project is not located within 2 miles of a public airport or within an airport land use plan. The nearest public airport is the Southern California Logistics Airport located

approximately 3.5 miles northeast of the Project site. As such, there are no impacts and no mitigation measures are required.

The Project site is located approximately two (2) miles northeast of the Adelanto Airport which is a privately owned general aviation facility with two unpaved runways. It is primarily used by single-engine aircraft, helicopters, ultralight aircraft, and gliders. The Project site is not within the vicinity or approach/departure flight path of the airport and will not impact air traffic patterns. As such, there are no impacts and no mitigation measures are required

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**XVI (d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

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**Determination: Less Than Significant Impact.**

*Source: Project Application Materials.*

The proposed Project will be accessible via Yucca Road and Muskrat Avenue which will be further improved by the Project by adding pavement, curb, gutter, and sidewalk adjacent to the Project site. In addition, Joshua Avenue will be improved adjacent to the project site with half-width improvements including travel lanes, curb, gutter, and sidewalk. These improvements will be constructed per City Standards Finally, the Project is an industrial use located in an industrial area so it will not create a hazard with incompatible uses (e.g., farm equipment). As such, impacts are less than significant.

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**XVI (e) Result in inadequate emergency access?**

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**Less Than Significant Impact.**

*Source: Project Application Materials.*

The proposed Project will be accessible via Yucca Road and Muskrat Avenue which will be further improved by the Project by adding pavement, curb, gutter, and sidewalk adjacent to the Project site. In addition, Joshua Avenue will be improved adjacent to the project site with half-width improvements including travel lanes, curb, gutter, and sidewalk. The Project site plan identifies adequate fire department access and turning radii entering the site and within the site, which are adequate to serve the site in case of an emergency. Therefore, the Project would have less than significant impacts on the provision of adequate emergency access.

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**XVI (f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?**

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**Determination: Less Than Significant Impact.**

*Source: Project Application Materials.*

The Project is located adjacent to Yucca Road and Muskrat Avenue, which are paved roadways and will be further improved by the Project by adding pavement, curb, gutter, and sidewalk adjacent to the Project site. In addition, Joshua Avenue along the northern boundary of the site will be paved with half-width improvements plus an additional travel lane. Therefore, access for alternative transportation (i.e., public transit, pedestrian, bicycle) can be accommodated and the project will not decrease the performance of existing alternative transportation facilities or be in conflict with policies, plans, or programs supporting alternative transportation.

**XVII. UTILITIES AND SERVICE SYSTEMS**

<i>Would the Project:</i>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			☒	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			☒	
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			☒	
d. Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?		☒		
e. Result in a determination by the wastewater treatment provider, which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?			☒	
f. Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?			☒	
g. Comply with federal, state, and local statutes and regulations related to solid waste?			☒	

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***XVII (a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?***

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**Determination: Less Than Significant Impact.**

*Source: City of Adelanto 2015 Urban Water Management Plan.*

The Adelanto Public Utilities Authority is the sole agency for collecting, treating and discharging wastewater within its service area through the Adelanto Wastewater Treatment Facility. Wastewater from Adelanto's water service area is collected and treated at the City-owned 4.0 MGD activated sludge wastewater treatment facility through an operations and maintenance contract with the PERC Water Corporation. The Adelanto Public Utilities Authority is required to operate all of its treatment facilities in accordance with the waste treatment and discharge standards and requirements set forth by the Lahontan Regional Water Quality Control Board. The proposed Project

would not install or utilize septic systems or alternative wastewater treatment systems; therefore, the Project would have no potential to exceed the applicable wastewater treatment requirements established by the Lahontan Regional Water Quality Control Board. Accordingly, impacts would be less than significant.

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***XVII (b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?***

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**Determination: Less Than Significant Impact.**

*Source: Project Application Materials.*

Water service is provided by the Adelanto Public Utility Authority. The water service area encompasses about 50 square miles and provides water for drinking and fire protection. This is accomplished with a network of water wells, pumps, storage tanks, and water transmission lines. Water service is available in Yucca Road to serve the Project site.

Sewer service is provided to the area by the Adelanto Public Utility Authority (APUA) through a network of gravity and force main sewer pipelines. Sewer service is proposed by extending a sewer line within the Panther Avenue right-of-way between Joshua Avenue and Air Expressway.

The installation of water and sewer lines as proposed by the Project would result in physical impacts to the surface and subsurface of the Project site. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this Initial Study Checklist. In instances where significant impacts have been identified for the Project's construction phase, Mitigation Measures are required to reduce impacts to less-than-significant levels. Accordingly, additional measures beyond those identified throughout this Initial Study Checklist would not be required.

Based on the above analysis, impacts would be less than significant and no additional mitigation measures are required.

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***XVII (c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?***

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**Determination: Less Than Significant Impact.**

*Source: Preliminary Drainage Report (Appendix F).*

Under existing conditions, the Project site is vacant, undeveloped and undisturbed land with a uniform slope of approximately 1.5 percent. The topography indicates that the runoff drains in a northerly direction in the form of sheet flow, and there is a dirt road at the north end of the site, at the future alignment of Joshua Avenue that routes the flow to the west, where it currently ponds due to the low point created by the past

construction of Muskrat below existing ground elevations. There is no evidence of defined washes on site. There are two exit points for onsite flows. One previously described at the intersection of Joshua Avenue and Muskrat Avenue that drains the bulk of the Project site, and another that drains a small area along the east side of the site. The eastern sheet flow continues northerly as surface flow.

Under the proposed condition, the Project will utilize basin(s) for water quality and flood routing for the developed Project. The primary hydraulic design elements are the roads, drive aisles, curb and gutter, and the curb opening structures out letting to the basin(s). Drive aisles and curb and gutter within the Project will be used to carry runoff. At this stage, no storm drain is proposed on the site

The construction of the on-site drainage facilities would result in physical impacts to the surface and subsurface of the Project site. These impacts are part of the Project's construction phase and are evaluated in the appropriate sections of this Initial Study Checklist. In any instances where significant impacts have been identified for the Project's construction phase, Mitigation Measures are required to reduce impacts to less-than-significant levels. Accordingly, additional measures beyond those identified throughout this Initial Study Checklist would not be required.

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***XVII (d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?***

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**Determination: Less Than Significant Impact With Mitigation Incorporated.**

*Sources: Project Application Materials, City of Adelanto 2015 Urban Water Management Plan.*

Water service would be provided to the Project site by the Adelanto Public Utility Authority. According to the *City of Adelanto 2015 Urban Water Management Plan*, the City's water supply comes solely from groundwater production from 15 potable wells in three pressure zones, transmission and distribution pipelines, booster stations and reservoirs. The City obtains all of its water supply from local groundwater in the Mojave River Groundwater Basin. The Mojave Basin Area was the subject of a court ordered adjudication in 1993 due to the rapid growth within the area, increased withdrawals, and lowered groundwater levels. The court's Judgment appointed Mojave Water Agency as Watermaster of the Mojave Basin Area.

Given the City's total reliance on groundwater, the reliability of the City's water supply is thus entirely dependent on the reliability of the groundwater in the Mojave River Basin managed by the Mojave Water Agency. Because almost all of the water used within the Mojave Water Agency's service area is supplied by pumped groundwater, to supplement the local groundwater supplies, the Mojave Water Agency recharges the groundwater basins with State Water Project imported water, natural surface water flows, wastewater imports from outside the Mojave Water Agency's service area, agricultural depletion from storage, and return flow from pumped groundwater not consumptively used. The Mojave Water Agency's sources are only used to recharge the



groundwater basins and are not supplied directly to any retailers, with the exception of two power plants, the High Desert Power Project and the LUZ Solar Plant.

According to the *Adelanto 2015 Urban Water Management Plan*, estimated water use projections for cannabis cultivation has been estimated at 50 gallons per day for each 1,000 feet of cultivation area. (Ref. *Adelanto Urban Water Management Plan Pg.4-2*). It should be noted that this methodology will be reevaluated after several cultivators begin operation.

Based on information obtained from the City of Adelanto Engineering Department on behalf of the Adelanto Public Utility Authority, the Project is preliminarily estimated to have a water allowance of one-hundred (100) gallons a day for each 1,000 of square feet of building area. Utilizing that water allowance factor, each 30,000 square foot building would have a water allowance of up to 3,000 gallons a day for each building. The applicant has indicated a desire to estimate the water allowance at 6,000 gallons per day.

The Project proposes five (5) buildings of 120,000 square feet each and will contain four (4) 30,000 square-foot units. one (1) building will be 30,000 square feet and will contain one (1) unit for a total of 628,425 square feet. It is unknown at this time what portion of each building will be used for cultivation, manufacturing, distribution, transportation, or testing. As such, a precise estimate of water usage would be somewhat speculative and ultimately would be controlled by the amount of water allocated by the Adelanto Public Utility Authority (3,000 gallons per day for each building estimated at this time).

The Project proposes to use an indoor hydroponics system for the cannabis cultivation. Hydroponics is a system of agriculture that utilizes nutrient-laden water rather than soil for plant nourishment. In most hydroponic farming systems, water is recirculated. Run-off water that is not taken up by the plants is recaptured. Nutrients are constantly added to the water and water returns to the plants. The majority of water is recirculated and recycled which reduces the amount of water consumption.

The Mojave Water Agency has concluded sufficient water supplies will exist to meet the demand of their retail agencies through 2040 for all normal, single-dry and multiple dry years. While these findings are subject to future evaluation, they currently represent the best available information on which to base *Adelanto's 2015 Urban Water Management Plan* and future water supply (including cannabis cultivation).

In addition, for the past year, local water agencies have had to implement state-imposed water conservation goals initiated by the Governor last year in response to the ongoing drought. However, on August 16, 2016 the State Water Resources Control Board lifted the state mandated conservation restrictions and local water districts are no longer required to implement the annual water conservation limit on its users.

In order to ensure that the estimated water allocation of 3,000 gallons per day for each buildings or the requested allocation of 6,000 gallons per day for each building is available as discussed in the analysis above, the following mitigation measure is required:

### **Mitigation Measures (MM)**

***MM- UTL1- Water Will Serve Letter:*** *Prior to the issuance of an occupancy permit for any building, a Will Serve letter from the Adelanto Public Utility Authority shall be provided to the Planning Department confirming that a minimum of 3,000 gallons of water per day per 30,000 square feet of building are available to serve the Project.*

With implementation of Mitigation Measure UTL-1, it will be confirmed that water is available to serve the Project from existing entitlements and resources and no new or expanded entitlements are. As such, impacts are less than significant.

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***XVII (e) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?***

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#### **Determination: Less Than Significant Impact.**

*Sources: Project Application Materials, City of Adelanto 2015 Urban Water Management Plan.*

The Adelanto Public Utilities Authority is the sole agency for collecting, treating and discharging wastewater within its service area through the Adelanto Wastewater Treatment Facility. Wastewater from Adelanto's water service area is collected and treated at the City-owned 4.0 MGD activated sludge wastewater treatment facility through an operations and maintenance contract with the PERC Water Corporation.

Municipal wastewater is generated in Adelanto's service area from a combination of residential, commercial, and industrial sources. The quantities of wastewater generated are generally proportional to the population and water usage in the service area. It is estimated that Adelanto's customers generate wastewater roughly proportional to 60 to 70 percent of the City's water demand.

With the recent expansion of the Adelanto Wastewater Treatment Facility to 4.0 MGD, the City would have adequate capacity to serve the Project's wastewater needs and would not significantly impact existing commitments. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

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***XVII (f) Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?***

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#### **Determination: Less Than Significant Impact.**

*Sources: Project Application Materials, CalRecycle.*

The Project Site is served by the County of San Bernardino Victorville Landfill.

### *Construction Related Impacts*

Waste generated during the construction phase of the Project would primarily consist of discarded materials from the construction of streets, parking areas, infrastructure installation, and other project-related construction activities.

According to the Cal Recycle Facility/Site Summary Details website accessed on November 3, 2016, the Victorville Landfill receives well below its maximum permitted daily disposal volume and demolition and construction waste generated by the Project is not anticipated to cause the Victorville Landfill to exceed its maximum permitted daily disposal volume. Furthermore, the Victorville Landfill is not expected to reach their total maximum permitted disposal capacities during the Project's construction period. As such, there is sufficient daily capacity to accept construction solid waste generated by the Project.

In addition, the Project shall comply with Section 4.408 of the *2013 California Green Building Code Standards*, which requires new development projects to submit and implement a construction waste management plan in order to reduce the amount of construction waste transported to landfills. Prior to the issuance of building permits, the City of Adelanto will confirm that a sufficient plan has been submitted. .

### *Operational Related Impacts*

The California Emission Estimator Model (CalEEMod) is a statewide land use emissions computer model designed to provide a uniform platform for government agencies to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. CalEEMod also estimates the amount solid waste generated by a project. Based on CalEEMod, the Project would generate approximately 779 tons of waste per year.

According to the Cal Recycle Facility/Site Summary Details website accessed on November 3, 2016 the Victorville Landfill has a permitted disposal capacity of 3,000 tons per day with a remaining capacity of 81,510,000 cubic yards. The Victorville Landfill is estimated to reach capacity, at the earliest time, in 2047.

Based on the above analysis, there is sufficient capacity in the Victorville Landfill to serve the Project. As such, impacts would be less than significant and no mitigation measures are required.

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### ***XVII (g) Comply with federal, state, and local statutes and regulations related to solid waste?***

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#### **Determination: Less Than Significant Impact.**

*Sources: County of San Bernardino Waste Management Department, CalRecycle.*

The California Integrated Waste Management Act established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the Act established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the San Bernardino County Board of Supervisors adopted the San Bernardino Countywide Integrated Waste Management Plan which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of California Integrated Waste Management Act and its diversion mandates.

The Project's waste hauler would be required to coordinate with the waste hauler to develop collection of recyclable materials for the Project on a common schedule as set forth in applicable local, regional, and State programs. Recyclable materials that would be recycled by the Project include paper products, glass, aluminum, and plastic.

Additionally, the Project's waste hauler would be required to comply with all applicable local, State, and Federal solid waste disposal standards, thereby ensuring that the solid waste stream to the landfills that serve the Project are reduced in accordance with existing regulations.

Based on the above analysis, impacts would be less than significant and no mitigation measures are required.

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

<b><i>Does the Project:</i></b>	<b>Potentially Significant Impact</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		<input checked="" type="checkbox"/>		
b. Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		<input checked="" type="checkbox"/>		
c. Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		<input checked="" type="checkbox"/>		

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

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**Determination: Less Than Significant Impact with Mitigation Incorporated.**

*Source: This Initial Study Checklist.*

As noted in the analysis throughout this Initial Study Checklist, the following apply to the Project and would reduce impacts relating to this issue. These measures will be included in the Project’s Mitigation Monitoring and Reporting Program:

### **Mitigation Measures (MM)**

BIO-1 and CR-1 through CR-5 shall apply.

### **Impact Analysis**

All impacts to the environment, including impacts to habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and pre-historical resources were evaluated as part of this Initial Study Checklist.

In instances where impacts have been identified, the Mitigation Measures listed above are required to reduce impacts to less than significant levels. Therefore, Project would not substantially degrade the quality of the environment.

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***XVIII (b) Does the Project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?***

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#### **Determination: Less Than Significant With Mitigation Incorporated.**

*Source: This Initial Study Checklist.*

As noted in the analysis throughout this Initial Study Checklist, the following apply to the Project and would reduce impacts relating to this issue. These measures will be included in the Project’s Mitigation Monitoring and Reporting Program:

### **Mitigation Measures (MM)**

Aq-1, BIO-1, CR-1 through CR-5, and UTL-1 shall apply.

### **Impact Analysis**

As discussed throughout this Initial Study Checklist, implementation of the proposed Project has the potential to result in effects to the environment that are individually limited, but cumulatively considerable.

In instances where impacts have been identified, Mitigation Measures, listed above are required to reduce impacts to less than significant levels. Therefore, the Project would not contribute to environmental effects that are individually limited, but cumulatively considerable.

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***XVIII (c) Does the Project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?***

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**Determination: Less Than Significant Impact With Mitigation Incorporated.**

*Source: This Initial Study Checklist.*

**Impact Analysis**

The Project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this Initial Study Checklist document.

All impacts pertaining to Aesthetics, Agriculture and Forestry Resources, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Public Services, and Transportation/Traffic, were found to have "no impact" or have a "less than significant impact."

With implementation of Mitigation Measure UTL-1, impacts would be less than significant.

Therefore, the Project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.



## **GENERAL REFERENCES**

City of Adelanto General Plan. 1994.

City of Adelanto Development Code. Current through 11-16-2016.

City of Adelanto, Adelanto North 2035 Sustainable By Design Technical Report-October 2012

City of Adelanto, 2015 Urban Water Management Plan.

City of Adelanto Master Plan of Drainage. November 1992. Prepared by Rivertech Inc.

California Department of Conservation. California Important Farmland Finder. Accessed 11-1-2016.

California Department of Conservation. San Bernardino County Williamson Act FY 2015-2016 Sheet

California Department of Conservation. 1994. Mineral Land Classification of a Part of Southwestern San Bernardino County: The Barstow-Victorville Area, California. (DMG Open File Report 94-04).

California Department of Toxic Substances Control. EnviroStor Databased. Accessed 11-1-2016.

CalRecycle. *Facility/Site Summary Details: Victorville Sanitary Landfill (36-AA-0045)*. Accessed 4-7-2015.

County of San Bernardino General Plan Hazards Overlay Map, 2007,

Southern California Logistics Airport Comprehensive Airport Land Use Plan, 2008

County of San Bernardino Congestion Management Plan, 2016

West Mojave CDCA Plan, 2005

Desert Renewable Energy Conservation Plan, 2016

Assembly Bill 52, 2015

Mojave Air Quality Management District CEQA Guidelines, 2009

California Health and Safety Code §7050.5, Public Resources Code §5097 et. seq

## **PROJECT SPECIFIC REFERENCES**

*Air Quality, Greenhouse Gas Emissions, California Emissions Estimator Model Outputs*, prepared by Romo Planning Group, Inc., November 17, 2016.

*General Biological Resources Assessment, APN: 0459-432-29 & 50, Adelanto, CA*, prepared by RCA Associates, Inc. November 1, 2016.

*Protected Plant Preservation Plan, APN: 0459-432-29 & 50, Adelanto, CA*, prepared by RCA Associates, Inc. October 31, 2016.

*Geotechnical Evaluation, Proposed Commercial Development, Assessor Parcel Numbers (APNs) 0459-432-29 and -50, Northeast of the Intersection of Muskrat Avenue and Yucca Road Adelanto, San Bernardino County, California*, prepared by Geo Tek Inc. October 19, 2016.

*Addendum to Geotechnical Evaluation, Proposed Commercial Development, Assessor Parcel Numbers (APNs) 0459-432-29 and -50, Northeast of the Intersection of Muskrat Avenue and Yucca Road Adelanto, San Bernardino County, California*, prepared by Geo Tek Inc. October 25, 2016.

*Phase I Environmental Site Assessment Assessor Parcel Numbers (APNS) 0459-432-29 and -50 Adelanto, San Bernardino County, California 92301*, prepared by Geo Tek Inc. October 24, 2016

*Preliminary Drainage Report for Yucca Rd and Muskrat Ave Industrial, Adelanto, CA*, prepared by United Engineering Group – California, October 27, 2016.

*Adelanto Cultivation Center, Traffic Impact Analysis, City of Adelanto*, prepared by Urban Crossroads, November 7, 2016.

**REPORT PREPARATION PERSONNEL**

**LEAD AGENCY:**

City of Adelanto  
Planning Department  
Ernest Perea, Director of Environmental Services, RPG, Inc.  
Reuben Arceo, Project Manager, RPG, Inc.

**MITIGATION MONITORING REPORTING PROGRAM**

**PROJECT FILE NOS:** Conditional Use Permit (CUP) 16-37 & Location and Development Plan (LDP) 16-23

**DATE:** November 22, 2016.

**PROJECT DESCRIPTION:** A Conditional Use Permit and Location and Development Plan to establish a cannabis cultivation, manufacturing, distribution, transportation, and testing facility consisting of six (6) buildings totaling 628,425 square feet on 30.97 acres.

**PROJECT LOCATION:** North side of Yucca Road, between Muskrat Avenue and Raccoon Avenue. APNS: 0459-342- 29 & 50.

MITIGATION MEASURE	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<b>AIR QUALITY</b>			
<p><b><i>MM- AQ-1- Coating Restriction Plan:</i></b> <i>Prior to issuance of building permits, the project proponent shall submit, to the satisfaction of the Planning Department, a Coating Restriction Plan (CRP). The CRP measures shall be implemented to the satisfaction of City Building Department. The CRP shall include the following requirement:</i></p> <ul style="list-style-type: none"> <li>• <i>The maximum interior area that may be coated per building shall not exceed 50,000 square feet.</i></li> </ul>	<p>Planning Department Building Department</p>	<p>Prior to the issuance of building permits and during the application of coatings.</p>	
<b>BIOLOGICAL RESOURCES</b>			
<p><b><i>MM- BIO-1 Joshua Tree Transplanting:</i></b> <i>Prior to the issuance of a grading permit or any land disturbance (including the area within the 60-foot right-of-way for Panther Avenue (between Joshua Avenue and Air Expressway) should that area be disturbed, a qualified approved contractor will be retained to conduct any future transplanting activities, and will follow the protocol of the City's Municipal Code. The following criteria will be utilized by the contractor when conducting any future transplanting activities:</i></p> <p><i>D. The Joshua trees will be utilized as part of on-site landscaping, where</i></p>	<p>Planning Department</p>	<p>Prior to the issuance of grading permits</p>	

MITIGATION MEASURE	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p><i>possible, or will be transplanted to an area of the property where they can remain in perpetuity. Joshua trees which are deemed not suitable for transplanting will be cut-up and discarded from the site.</i></p> <p><i>E. Earthen berms will be created around each tree by the contractor prior to excavation and the trees will be watered approximately one week before transplanting. Watering the trees prior to excavation will help make excavation easier, ensure the root ball will hold together, and minimize stress to the tree.</i></p> <p><i>F. Each tree will be moved to a pre-selected location which has already been excavated, and will be placed and oriented in the same direction as their original direction. The hole will be backfilled with native soil, and the transplanted tree will be immediately watered. As noted in Section 3.0, a numbered metal tag was placed on the north side of the tree and the tree was also flagged with surveyor's flagging.</i></p> <p><i>The contractor will develop a watering regimen to ensure the survival of the transplanted trees. The watering regimen will be based upon the needs of the trees and the local precipitation</i></p>			
<b>CULTURAL RESOURCES</b>			
<p><b><i>MM-CR-1: Archaeological Monitoring.</i></b> <i>A qualified archaeologist (the "Project Archaeologist") shall be retained by the developer prior to the issuance of a grading permit (including any grading that may occur within the 60-foot right-of way for Panther Avenue between Joshua Avenue and Air Expressway). The Project Archaeologist will be on-call to monitor ground-disturbing activities and excavations on the Project site following identification of potential cultural resources by project personnel. If archaeological resources are encountered during implementation of the Project, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The Project Archaeologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find. If the resource is significant, Mitigation Measure CR-2 shall apply.</i></p>	<p>Planning Department Engineering Department</p>	<p>Prior to the issuance of a grading permit and during grading</p>	
<p><b><i>MM-CR-2: Archeological Treatment Plan.</i></b> <i>If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor, the</i></p>	<p>Planning Department</p>	<p>During grading</p>	

MITIGATION MEASURE	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p><i>Project Proponent, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the archaeological resource(s) in accordance with current professional archaeology standards (typically this sampling level is two (2) to five (5) percent of the volume of the cultural deposit). At the completion of the laboratory analysis, any recovered archaeological resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City of Adelanto Planning Department and the South Central Coastal Information Center</i></p>			
<p><b><u>MM-CR-3: Native American Monitoring, Treatment of Discoveries, and Disposition of Discoveries.</u></b></p> <p>MONITORING:</p> <p><i>Prior to the issuance of a grading permit (including any grading that may occur within the 60-foot right-of way for Panther Avenue between Joshua Avenue and Air Expressway), the applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the City during the AB 52 process. The applicant shall coordinate with the Tribe(s) to develop a Tribal Monitoring Agreement(s). A copy of the agreement shall be provided to the City of Adelanto Planning Department prior to the issuance of a grading permit.</i></p> <p>TREATMENT OF DISCOVERIES:</p> <p><i>If a significant tribal cultural resource is discovered on the property (including the area within the 60-foot right-of way for Panther Avenue between Joshua</i></p>	<p>Planning Department Engineering Department</p>	<p>Prior to the issuance of a grading permit and during grading</p>	

MITIGATION MEASURE	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p><i>Avenue and Air Expressway), ground disturbing activities shall be suspended 100 feet around the resource(s). A representative of the appropriate Native American Tribe(s), the Project Proponent, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented to protect the identified tribal cultural resources from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the tribal cultural resources in accordance with current professional archaeology standards. The treatment plan shall require monitoring by the appropriate Native American Tribe(s) during data recovery and shall require that all recovered artifacts undergo basic field analysis and documentation or laboratory analysis, whichever is appropriate. At the completion of the basic field analysis and documentation or laboratory analysis, any recovered tribal cultural resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility, or, the artifacts may be delivered to the appropriate Native American Tribe(s) if that is recommended by the City of Adelanto. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City of Adelanto Planning Department, the South Central Coastal Information Center and the appropriate Native American Tribe.</i></p> <p><i>DISPOSITION OF DISCOVERIES:</i></p> <p><i>In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project. The following procedures will be carried out for treatment and disposition of the discoveries:</i></p> <p><i>The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to tribal cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Adelanto Planning Department</i></p>			



MITIGATION MEASURE	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<p><i>with evidence of same:</i></p> <p>a) A fully executed reburial agreement with the appropriate culturally affiliated Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed.</p> <p>b) A curation agreement with an appropriate qualified repository that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility to be accompanied by payment of the fees necessary for permanent curation.</p> <p>c) If more than one Native American Group is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center by default.</p> <p>d) Should reburial of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Adelanto Planning Department. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.</p>			
<p><b>MM-CR-4: Paleontological Monitoring.</b> A qualified paleontologist (the "Project Paleontologist") shall be retained by the developer prior to the issuance of a grading permit (including any grading that may occur within the 60-foot right-of way for Panther Avenue between Joshua Avenue and Air Expressway). The Project Paleontologist shall monitor ground-disturbing activities and excavations on the Project site. If paleontological resources are encountered during implementation of the Project, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The Project Paleontologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find. If</p>	<p>Planning Department            Engineering Department</p>	<p>Prior to the issuance of a grading permit and during grading</p>	

MITIGATION MEASURE	RESPONSIBILITY FOR IMPLEMENTATION	TIME FRAME/MILESTONE	VERIFIED BY:
<i>the resource is significant, Mitigation Measure CR-5 shall apply.</i>			
<p><b><u>MM-CR-5: Paleontological Treatment Plan.</u></b></p> <p><i>If a significant paleontological resource(s) is discovered on the Project site (including the area within the 60-foot right-of way for Panther Avenue between Joshua Avenue and Air Expressway if disturbed), in consultation with the Project proponent and the City, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation of the find in a qualified repository, and preparation of a report summarizing the find.</i></p>	Planning Department	During grading	
<b>UTILITIES AND SERVICE SYSTEMS</b>			
<p><b><u>MM- UTL1- Water Will Serve Letter:</u></b> <i>Prior to the issuance of an occupancy permit for any building, a Will Serve letter from the Adelanto Public Utility Authority shall be provided to the Planning Department confirming that a minimum of 3,000 gallons of water per day per 30,000 square feet of building are available to serve the Project.</i></p>	Planning Department	Prior to the issuance of an occupancy permit	