



KISS LOGISTICS CENTER

INITIAL STUDY

Lead Agency:

City of Hesperia
9700 Seventh Avenue
Hesperia, CA 92345

Project Applicant:

Newcastle Partners
4740 Green River Road, #110
Corona, CA 92878

November 2022

E | P | D SOLUTIONS, INC.

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ACRONYM LIST

AB	Assembly Bill
APN	Assessor’s Parcel Numbers
CBC	California Building Code
CEQA	California Environmental Quality Act
EIR	Environmental Impact Report
ESA	Environmental Site Assessment
GHG	Greenhouse Gas
I-15	Interstate 15
SB	Senate Bill
SR	State Route
SP	Specific Plan

1 INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

This Initial Study has been prepared in accordance with the following:

- California Environmental Quality Act (CEQA) of 1970 (Public Resources Code Sections 21000 et seq.); and
- California Code of Regulations, Title 14, Division 6, Chapter 3 (State CEQA Guidelines, Sections 15000 et seq.) as amended and approved on December 28, 2018.

Pursuant to CEQA, this Initial Study has been prepared to analyze the potential for significant impacts on the environment resulting from implementation of the proposed industrial Project described in greater detail in Section 3.0 below. As required by State CEQA Guidelines (“Guidelines”) Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the City of Hesperia (“City”), in consultation with other jurisdictional agencies, to determine if a Mitigated Negative Declaration or an Environmental Impact Report is required for the Project.

This Initial Study informs City of Hesperia decision-makers, affected agencies, and the public of potentially significant environmental impacts associated with the implementation of the Project. A “significant effect” or “significant impact” on the environment means “*a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project*” (Guidelines Section 15382). As such, the Initial Study’s intent is to adhere to the following CEQA principles:

- Provide meaningful early evaluation of site planning constraints, service and infrastructure requirements, and other local and regional environmental considerations. (Public Resources Code Section 21003.1)
- Encourage the applicant to incorporate environmental considerations into Project conceptualization, design, and planning at the earliest feasible time. (Guidelines Section 15004[b][3])
- Specify mitigation measures for reasonably foreseeable significant environmental effects and commit the City and applicant to future measures containing performance standards to ensure their adequacy when detailed development plans and applications are submitted. (Guidelines Section 15126.4)

1.2 DOCUMENT ORGANIZATION

This Initial Study includes the following sections:

Section 1. Introduction

Provides information about CEQA and its requirements for environmental review and explains that an Initial Study was prepared by the City to evaluate the proposed Project's potential impact to the physical environment, and to determine if an Environmental Impact Report (EIR) is required.

Section 2. Environmental Setting

Provides information about the proposed Project's location.

Section 3. Project Description

Includes a description of the proposed Project's physical features and characteristics.

Section 4. Environmental Checklist

Includes the Environmental Checklist from the CEQA Guidelines and evaluates the proposed Project's potential to result in significant adverse effects to the physical environment and identifies if an EIR is required, and if so, what environmental topics need to be analyzed in the EIR.

Section 5. Environmental Analysis

This section provides evidence to substantiate the conclusions in the environmental checklist.

Section 6. References

Includes a list of the references in this Initial Study pursuant to State CEQA Guidelines Section 15150.

1.3 INITIAL STUDY FINDINGS

Section 4.0 of this document contains the Environmental Checklist that was prepared for the proposed Project pursuant to CEQA requirements. The Environmental Checklist indicates that the proposed Project would result in no impacts or less than significant environmental effects under the issue areas of agriculture and forestry resources, cultural resources, geology and soils, hazards and hazardous materials, land use, mineral resources, population and housing, public services, recreation, utilities and service systems, and wildfire. Therefore, these issues will not be evaluated further within an EIR.

The Environmental Checklist indicates that the proposed Project would potentially result in significant environmental effects under the issue areas of aesthetics, air quality, biological resources, energy, greenhouse gas emissions, hydrology and water quality, noise, transportation, and tribal cultural resources. Therefore, these subjects are recommended for further evaluation in an EIR.

2 ENVIRONMENTAL SETTING

2.1 PROJECT LOCATION

The proposed project is located within the western portion of the City of Hesperia in the southwest portion of San Bernardino County (see Figure 1, *Regional Location*). The project area is northwest of the intersection of Interstate 395 (I-395) and Main Street and includes three parcels. Regional access is provided by I-395 directly to the east and I-15 approximately 1.2 miles further east of the project site. Local access to the site is via Caliente Road (a dirt road), which is accessible from Phelan Road to the south and Main Street to the east. The existing site and surrounding area is shown in Figure 2, *Local Vicinity*.

2.2 EXISTING PROJECT SITE

The project site is approximately 29.61 acres and encompasses three parcels, identified as Assessor's Parcel Numbers (APNs) 3064-401-03, -04, and -05. The site is relatively flat with a gentle slope to the northeast. The lot is currently undeveloped and contains moderate coverage of ruderal vegetation, such as natural grasses and weeds. The project site's existing conditions are shown in Figure 3, *Aerial View*.

2.3 EXISTING LAND USE AND ZONING

The project site has a General Plan Land Use designation of Main Street and Freeway Corridor Specific Plan (MSFC SP) per the City's 2010 General Plan. Within the MSFC-SP, the two northerly parcels of the site (APN 3064-401-03 and -04) are zoned as Commercial/Industrial Park (CIBP). The MSFC SP states that the purpose of the CIBP zone is to provide service for commercial, light industrial, light manufacturing, and industrial support uses, mainly conducted in enclosed buildings. Within the MSFC SP, the southerly parcel of the site (APN 3064-401-05) is zoned as Neighborhood Commercial (NC). The MSFC SP states that the NC is intended for immediate day-to-day convenience shopping and services for the residents of nearby neighborhoods. NC does not permit industrial and warehousing uses; therefore, a Specific Plan Amendment (SPA) is needed for the project.

2.4 SURROUNDING GENERAL PLAN AND ZONING DESIGNATIONS

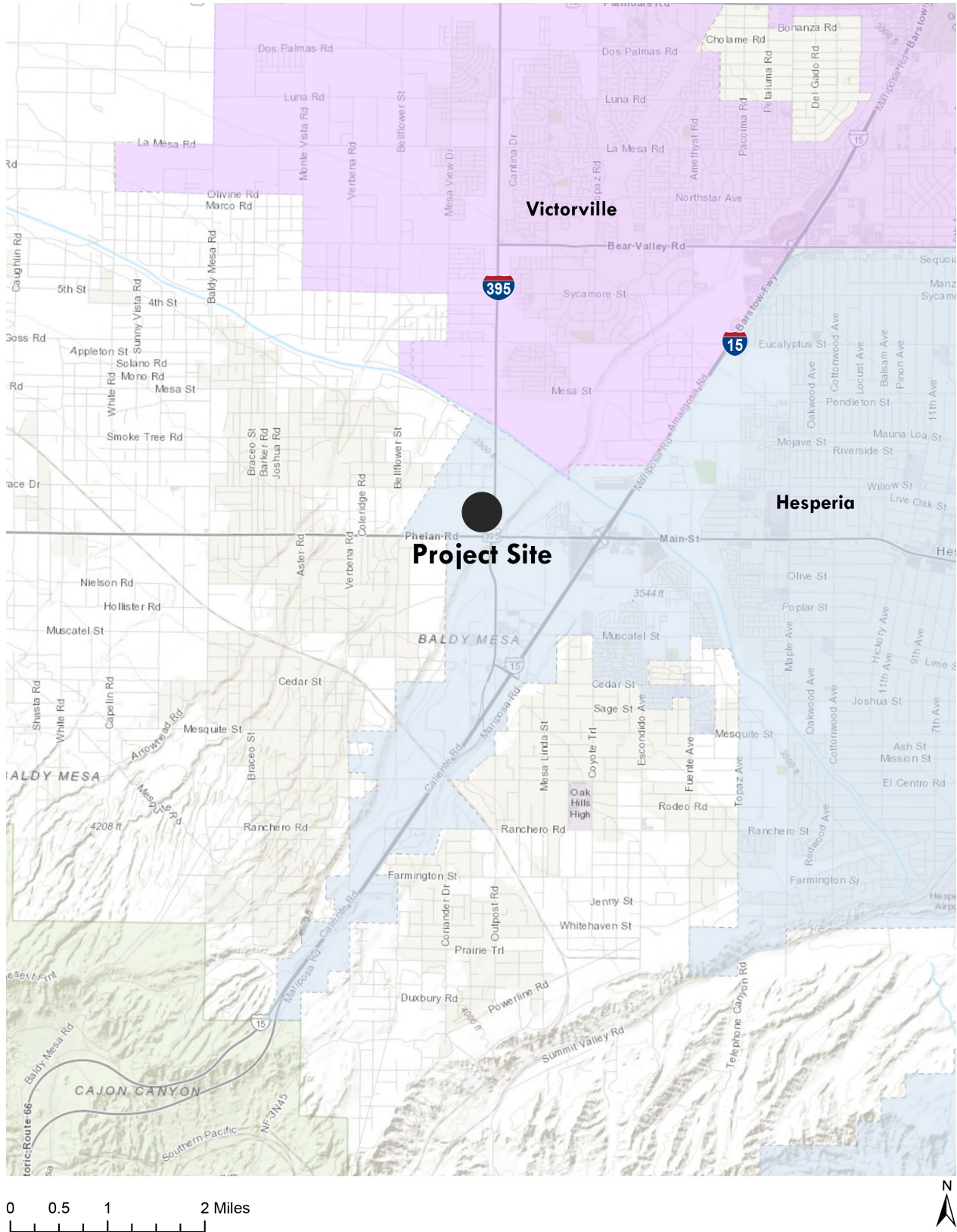
The surrounding land uses are described in Table 1 along with the General Plan Land Use and Zoning designations.

Table 1: Surrounding Existing Land Use, Zoning, and Specific Plan Designations

	Existing Land Use	City General Plan Designation	City Zoning Designation
North	Undeveloped	MSFC SP	Commercial/Industrial Business Park (CIBP)
West	Undeveloped	MSFC SP	Commercial/Industrial Business Park (CIBP)

	Existing Land Use	City General Plan Designation	City Zoning Designation
South	Undeveloped and rural single family residential approximately 0.2 mile southwest	MSFC SP	Neighborhood Commercial (NC)
East	I-395/Undeveloped and West Main Villas multifamily residential community approximately 0.3 mile east	MSFC SP	Neighborhood Commercial (NC)

Regional Location

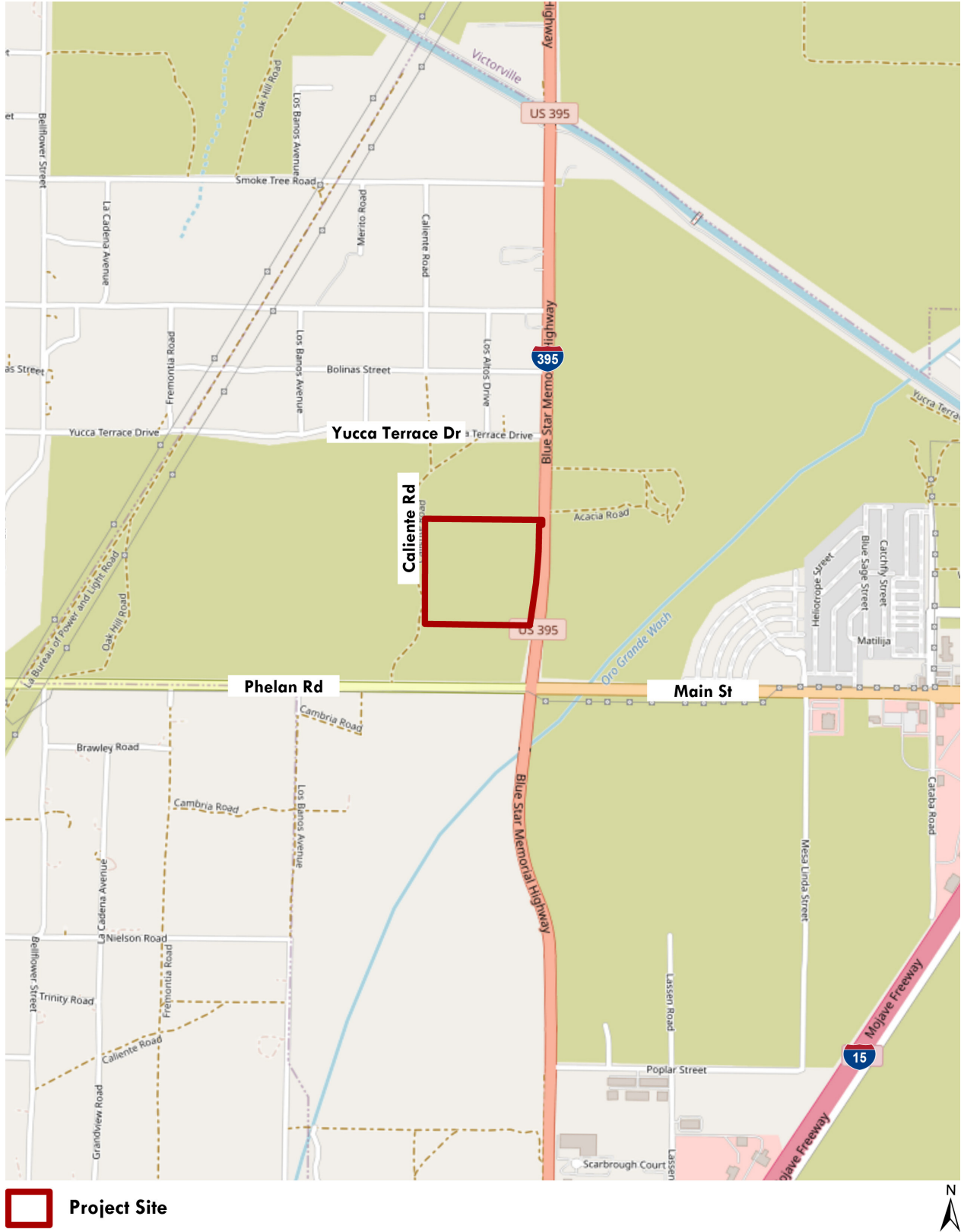


Hwy 395
City of Hesperia

Figure 1

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Local Vicinity

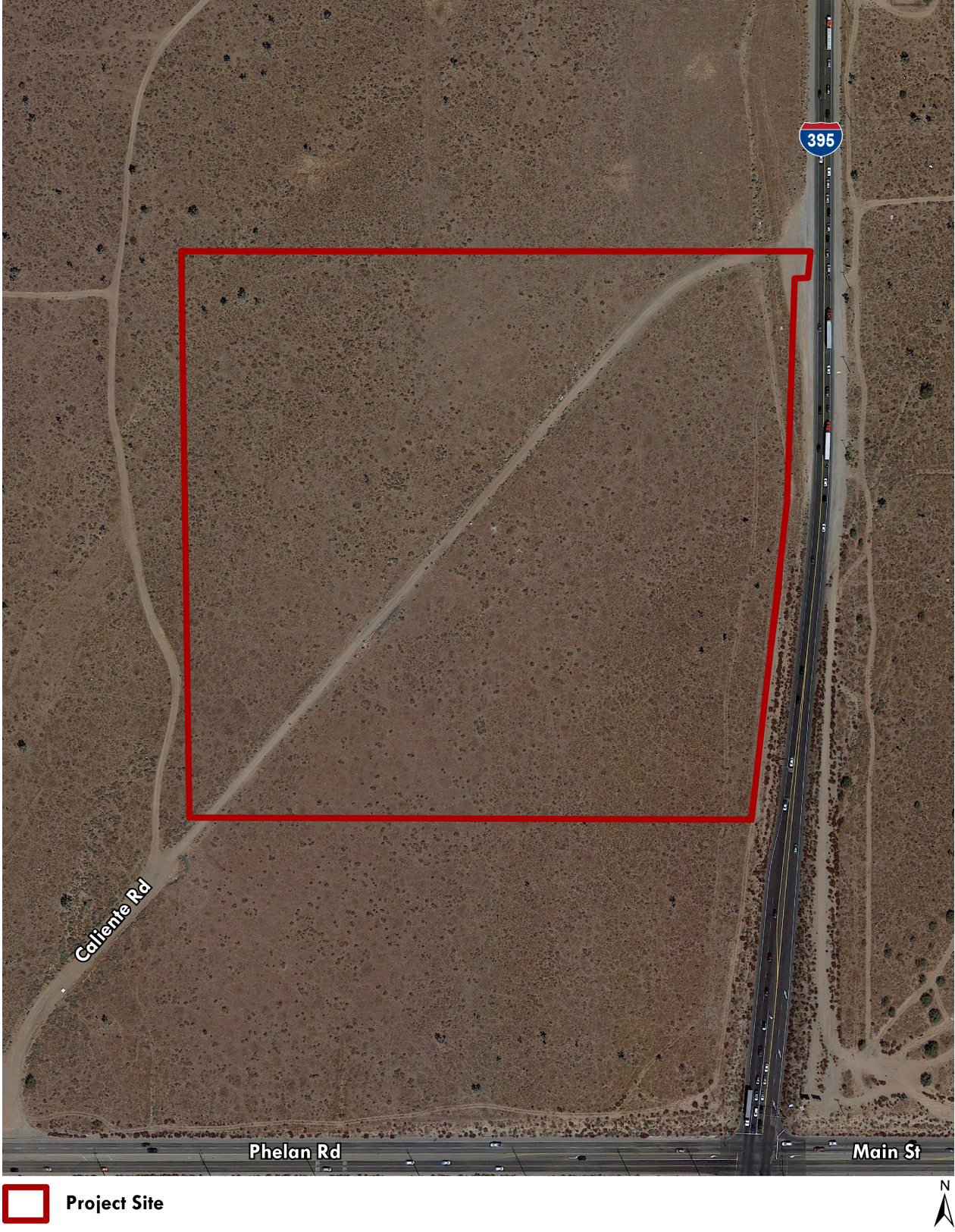


Hwy 395
City of Hesperia

Figure 2

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Aerial View



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Site Photos



View from the north corner of site from Hwy 395.



Looking northwest from the southern corner of site on Hwy 395.

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3 PROJECT DESCRIPTION

3.1 PROJECT OVERVIEW

The proposed project would include development of a one-story 655,468 square foot (SF) industrial building on a 29.61-acre site. The proposed building would have a building footprint of 650,468 SF and a mezzanine of 5,000 SF. Additional improvements would include landscaping, sidewalks, utility connections, implementation of stormwater facilities, and pavement of parking areas and drive aisles. Offsite improvements would be required for roadway and utility improvements.

Building Summary and Architecture

The proposed Project would consist of a new industrial building that would support warehouse, manufacturing, and office uses. The proposed building area would be 639,468 SF, inclusive of a 11,000 SF of ground floor office space and 5,000 SF of mezzanine office space.

As shown in Figure 3-2, *Elevations*, the proposed Project building would be single-story and approximately 49 feet tall. The Project would establish an architectural presence through emphasis on building finish materials and consistent material usage and color scheme. The building would also be set back from both street frontages and landscaping would be provided along the proposed roadway ('A' Street) along the west and I-395 along the east. The use of landscaping, building layout, finish materials, and accenting on the Project site would create a quality architectural presence from the existing and proposed public right-of-way.

Parking and Loading Dock Summary

Truck loading docks would be located along the south side of the building. The building would include 30 dock doors along the west side of the building and 30 dock doors along the east side of the building, for a total of 60 loading dock doors. The Project would also provide 83 trailer stalls located opposite of the loading dock doors on the west and east perimeter of the proposed parking areas. Additionally, the building would provide 374 vehicle parking stalls inclusive of 38 electric vehicle/clean air/carpool spaces.

Landscaping and Fencing

The proposed Project includes approximately 209,075 SF of ornamental landscaping that would cover approximately 16.8 percent of the site. Project landscaping would be consistent with the City landscaping standards per the City Municipal Code Section 16.16.350, Commercial and industrial development standards, and Section 16.20.630, Commercial, industrial, non-residential, and multi-family residential landscaping requirements summary matrix.

Access and Circulation

Access to the Project site would be provided via two driveways with direct access from the proposed public road ('A' Street) that would be constructed along the west side of the Project. The proposed roadway would extend from Phelan Road, approximately 630 feet south of the Project site, to Yucca Terrace Drive, approximately 930 feet north of the Project site. The southern portion of Phelan road would be constructed to full buildout width of 70 feet, while the portion north of the Project site would be built to half width (35 feet) (see Figure. Proposed driveways would be 40

feet wide and connect a 40-foot-wide drive aisle that wraps around the proposed building and perimeter parking areas. Local access to the Project site would be provided from Phelan Road and regional access would be provided via SR-395 directly east of the Project site. Access to I-15 is provided approximately 1.2 miles further east along Phelan Road (Main Street).

Infrastructure Improvements

Water Improvements

The Project would include construction of new onsite and offsite water lines. Water lines would be constructed within the proposed 'A' Street right-of-way to the west of the Project site, extend approximately 1,300 feet south toward Phelan Road and then easterly, crossing Phelan Road. The water line would continue throughout the southern part of Los Banos Avenue until it reaches Sultana Avenue, and then east along Sultana Avenue until it reaches the existing City water lines at the intersection of I-395 and Sultana Street. Water utilities could be lowered beneath existing washes and hydrologic features where intersected along the proposed alignment through jack and bore.

Sewer Improvements

The Project would include construction of new onsite and offsite sewer lines. Sewer lines would connect to the Project site from the northern portion of 'A' Street, extending approximately 1,600 feet north of the Project site reaching Yucca Terrace Drive, where the alignment then runs 3,400 feet easterly passing I-395. Sewer utilities could be lowered beneath existing washes and hydrologic features where intersected along the proposed alignment through jack and bore.

Drainage Improvements

The Project would install new onsite storm drain lines throughout the site. Stormwater would be collected using a system of catch basins and roof drains that route flows to underground pipes. All stormwater runoff would be conveyed to a proposed detention basin at north end of the Project site. Overflow would into existing City stormwater drainage.

3.2 CONSTRUCTION AND PHASING

Construction activities for the Project would occur over one phase and include site preparation, grading, building construction, paving, and architectural coatings. Construction is expected to begin in the Fall of 2023 and be complete in 2024. Construction would occur within the hours allowable by Hesperia Municipal Code Section 16.20.125, which states that construction shall occur only between the hours of 7:00 AM and 7:00 PM, except on Sundays and holidays.

3.3 OPERATIONAL CHARACTERISTICS

The Project would be operated as a combination of warehouse, manufacturing, and office use. Typical operational characteristics include employees traveling to and from the site, delivery of materials and supplies to the site, and truck loading and unloading. Operation is assumed to be 24 hours a day, 7 days a week. The Project would utilize up to 15 percent cold storage.

3.4 SPECIFIC PLAN AMENDMENT

The project site has a General Plan Land Use designation of Main Street and Freeway Corridor Specific Plan (MSFC SP) per the City's 2010 General Plan. Within the MSFC-SP, the two northerly parcels of the site (APN 3064-401-03 and -04) are zoned as Commercial/Industrial Park (CIBP). The MSFC SP states that the purpose of the CIBP zone is to provide service for commercial, light industrial, light manufacturing, and industrial support uses, mainly conducted in enclosed buildings. Within the MSFC SP, the southerly parcel of the site (APN 3064-401-05) is zoned as Neighborhood Commercial (NC). The MSFC SP states that the NC is intended for immediate day-to-day convenience shopping and services for the residents of nearby neighborhoods. NC does not permit industrial and warehousing uses; therefore, a Specific Plan Amendment (SPA) is proposed to change the MSFC SP designation from Neighborhood Commercial (NC) to Commercial/Industrial Park (CIBP).

3.5 DISCRETIONARY APPROVALS, PERMITS, AND STUDIES

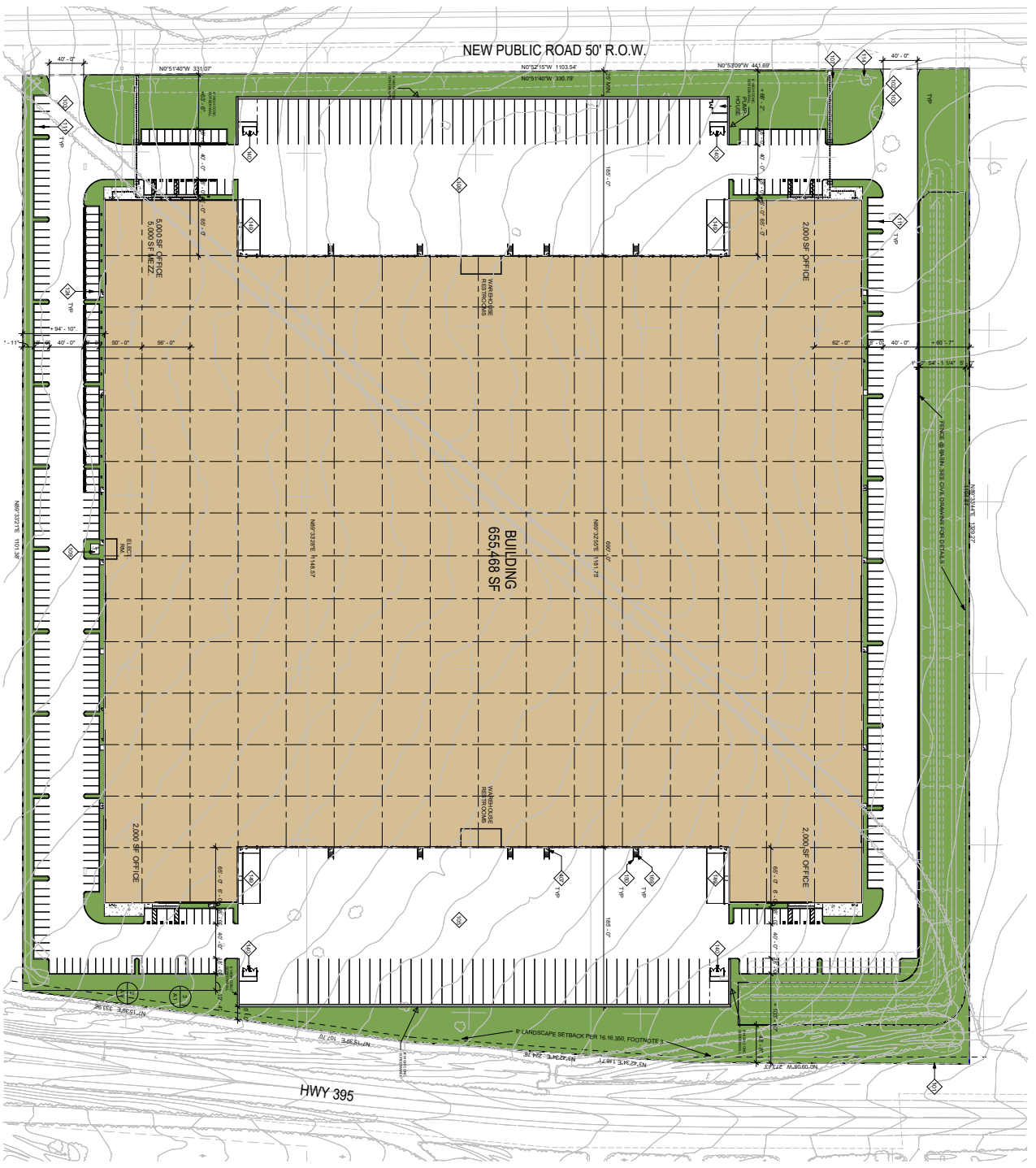
The City of Hesperia and the following responsible agencies are expected to use the information contained in this Initial Study for consideration of approvals related to and involved in the implementation of this Project. These include, but may not be limited to, the permits and approvals described below.

As part of the proposed Project, the following discretionary actions and subsequent approvals are being requested by the Project proponent:

- Development Plan Review
- Specific Plan Amendment/Development Agreement
- Lot Merger
- Conditional Use Permit (CUP)
- Certification of the Environmental Impact Report
- Approvals and permits necessary to execute the proposed Project, including but not limited to, grading permit, building permit, etc.
- Additional permits could be required from California Department of Fish and Wildlife (CDFW), San Bernardino County Flood Control, and/or the U.S. Army Corps of Engineers (USACE) if determined jurisdictional waters or protected species would be impacted as a result of the Project.

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Conceptual Site Plan



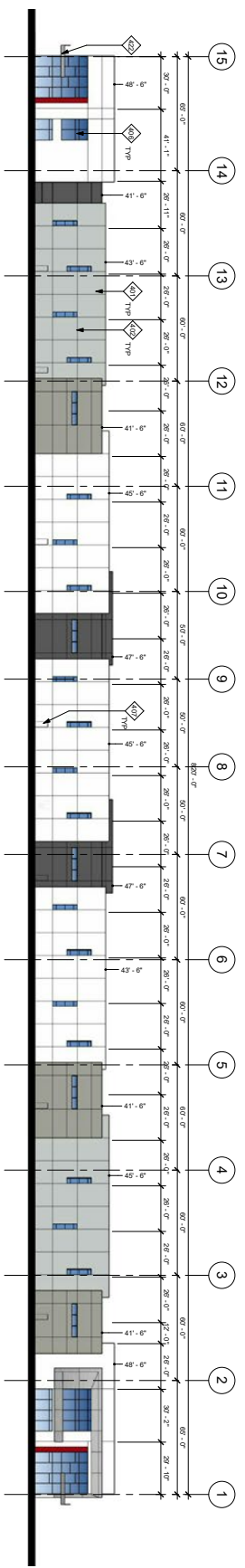
SITE LEGEND	
	LANDSCAPE AREA
	CONCRETE PAVING. SEE CIVIL DRAWINGS FOR PAVING SECTIONS
	FIRE HYDRANT. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE FIRE AUTHORITY. SEE 3.AD1.1
	STREET LIGHT
	INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY W/ SITE PLAN GENERAL NOTE #6
	PROPERTY LINE
	DOCK HIGH DOOR
	DRIVE THRU DOOR

HWY 395
City of Hesperia

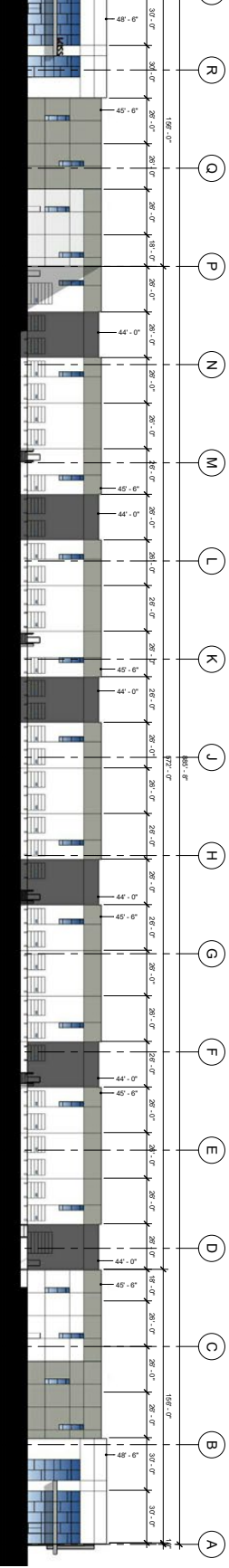
Figure 3-1

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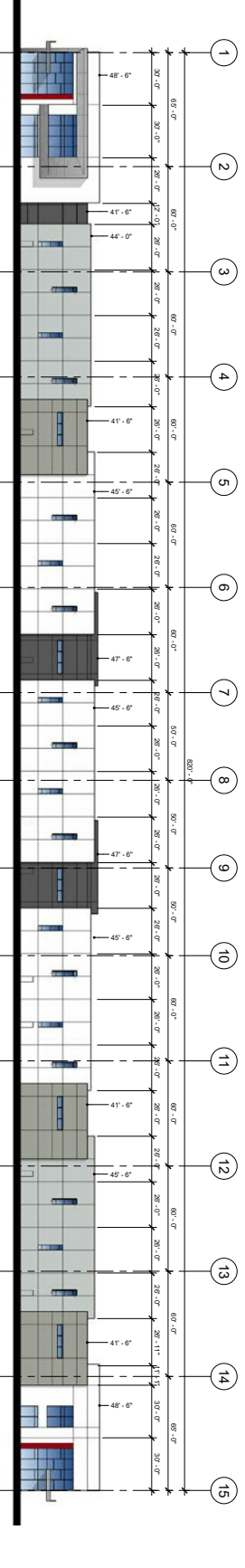
Elevations



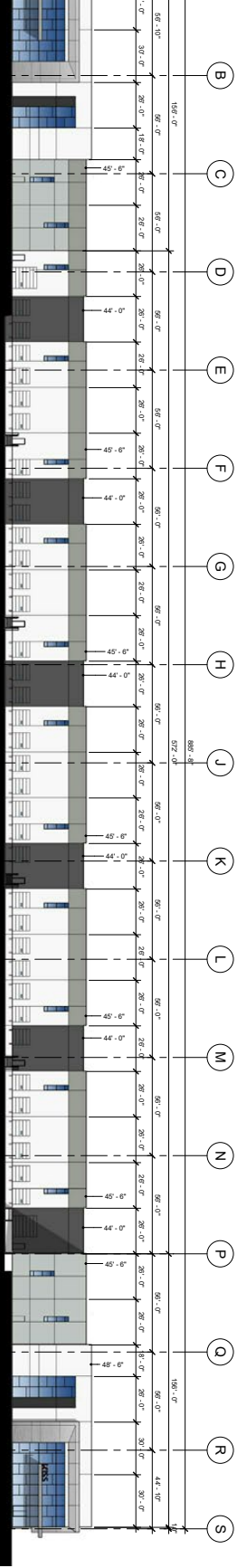
① PROPOSED NORTH ELEVATION



② PROPOSED EAST ELEVATION



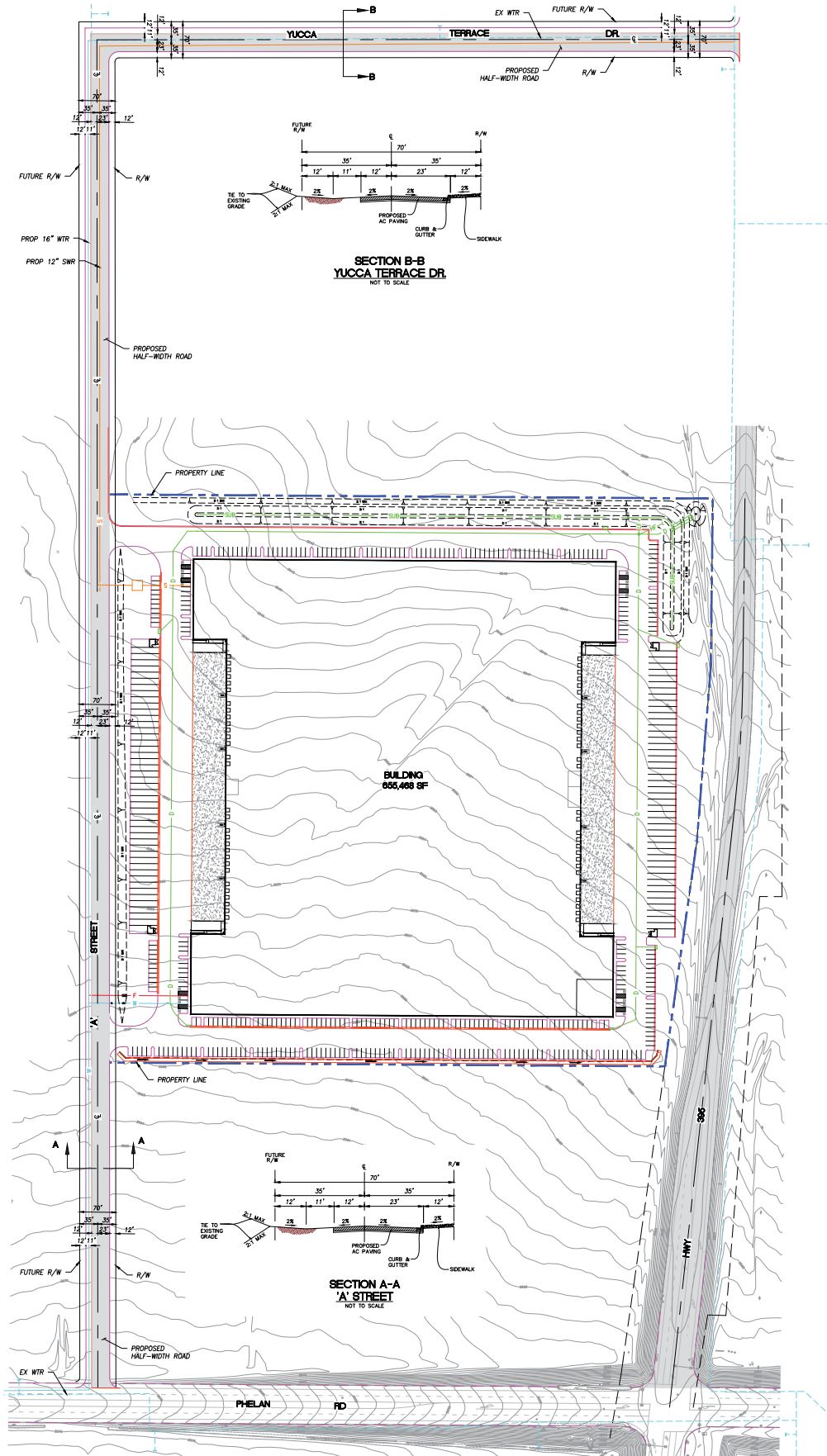
③ PROPOSED SOUTH ELEVATION



④ PROPOSED WEST ELEVATION

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Proposed Infrastructure Improvements



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4 ENVIRONMENTAL CHECKLIST

4.1 BACKGROUND

<p>Project Title: KISS Logistics Center</p>
<p>Lead Agency: City of Hesperia 9700 Seventh Avenue Hesperia, CA 92345</p>
<p>Lead Agency Contact: Ryan Leonard, Senior Planner (760) 947-1651</p>
<p>Project Location: The Project site is located within the far western portion of the City of Hesperia, northwest of the northwest of the intersection of Interstate 395 (I-395) and Main Street. Additionally, the site is located within Section 16, Township 4 North, Range 5 West, San Bernardino Base and Meridian of the Baldy Mesa United States Geological Survey (USGS) 7.5-minute topographic quadrangle. Regional location and local vicinity maps are provided in Figure 2-1, <i>Regional Location</i>, and Figure 2-2, <i>Local Vicinity</i>, respectively.</p>
<p>Project Sponsor's Name and Address: Kiss Logistics Center 25 Harbor Park Drive Port Washington, NY 11050</p>
<p>General Plan and Zoning Designation: The project site has a General Plan Land Use designation of Main Street and Freeway Corridor Specific Plan (MSFC SP) per the City's 2010 General Plan. Within the MSFC-SP, the two northerly parcels of the site (APN 3064-401-03 and -04) are zoned as Commercial/Industrial Park (CIBP). The southerly parcel of the site (APN 3064-401-05) is zoned as Neighborhood Commercial (NC). The CIBP designation would allow for development of light manufacturing industrial development at a FAR of 0.5. The NC designation does not permit industrial and warehousing uses; therefore, a Specific Plan Amendment (SPA) is needed for the project.</p>
<p>Project Description: The proposed project would include development of a one-story 655,468 square foot (SF) industrial building on a 29.61-acre site. The proposed building would have a building footprint of 650,468 SF and a mezzanine of 5,000 SF. Additional improvements would include landscaping, sidewalks, utility connections, implementation of stormwater facilities, and pavement of parking areas and drive aisles. Offsite improvements would be required for roadway and utility improvements</p>
<p>Surrounding Land Uses and Setting: North: Vacant and undeveloped land. West: Vacant and undeveloped land. South: Undeveloped and rural single family residential approximately 0.2 mile southwest. East: I-395/Undeveloped and West Main Villas multifamily residential community approximately 0.3 mile east.</p>

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Other Public Agencies Whose Approval is Required:
 California Department of Fish and Wildlife (to be determined in the Draft EIR)

4.2 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” as indicated by the checklist on the following pages.

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

4.3 DETERMINATION:

On the basis of this initial evaluation

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

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- I find that the proposed project MAY have a “potentially significant” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier analysis pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- I find that 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.

Signature

Date

Name and Title

Lead Agency

4.4 EVALUATION OF ENVIRONMENTAL IMPACTS

A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

All answers must take account of the whole action involved, including offsite as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

“Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described in (5) below, may be cross-referenced).

Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. (Guidelines Section 15063 (c)(3)(d)). In this case, a brief discussion should identify the following, as provided by CEQA Guidelines Appendix G, *Evaluation of Environmental Impacts*:

Paragraph 5(a): Earlier Analysis Used. Identify and state where they are available for review.

Paragraph 5 (b): Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

Paragraph 5(c): Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Paragraph 6: Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

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Paragraph 7: Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

Paragraph 8: This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

Paragraph 9: The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

5 ENVIRONMENTAL ANALYSIS

This section provides evidence to substantiate the conclusions in the environmental checklist.

5.1 AESTHETICS

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

Responses a), c), & d).

Potentially Significant Impact. The 29.61-acre Project site is currently undeveloped and vacant. The Project is located in a sparsely developed area with light industrial uses and some commercial developments. The Project would develop the site with a one-story 655,468 -SF industrial building. Additional improvements would include landscaping, sidewalks, utility connections, implementation of stormwater facilities, and pavement of parking areas and drive aisles. The Hesperia General Plan describes unique visual resources in the City as including the Mojave River to the east, the San Bernardino and San Gabriel Mountains to the south and the surrounding Victor Valley. Additional scenic features in Hesperia include unique topographic features, local flora, and historic buildings. Scenic views from the Project site include distant views of the San Bernardino and San Gabriel Mountains, located west, southwest and southeast of the site as well as views of the Mojave Desert. Given that the current viewshed from the Project site consists primarily of open space and the San Bernardino and San Gabriel Mountains, the Project has the potential to hinder or alter scenic views as well as potentially degrade the existing visual character or quality of public views of the site and its surroundings. Additionally, the proposed Project would introduce new sources of lighting which may adversely affect day or nighttime views in the area. Therefore, impacts related to aesthetics resources will be discussed further in the EIR.

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

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No Impact. The Project site is not located within a scenic highway corridor. There are no officially designated State scenic highways adjacent to the Project site. According to the California Department of Transportation (Caltrans), the closest State-eligible scenic highway is a portion of Route 138, located approximately 7 miles south of the Project site. Accordingly, the Project site is not located within a state scenic highway corridor and implementation of the proposed Project would not impact scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway corridor. Therefore, the Project would not result in any impacts, and this topic will not be evaluated in the EIR.

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5.2 AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

No Impact. The Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the California Department of Conservation. The Project site is identified as "Grazing Land" by the California Department of Conservation's California Important Farmland Finder (FMMP, 2022). The Project site is currently zoned as Commercial/Industrial Business Park (CIBP) and Neighborhood Commercial (NC) by the Main Street and Freeway Corridor Specific Plan. The implementation of the proposed Project would not involve the conversion of any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to urban uses. As a result, no impact would occur, and this topic will not be evaluated in the EIR.

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

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No Impact. The Project site is currently zoned as Commercial Industrial Business Park (CIBP) and Neighborhood Commercial (NC). The property is vacant and undeveloped. There are no existing agricultural uses located within the site or adjacent to the site that would be affected by the Project's implementation. According to Exhibit 3.2-2, Williamson Act Map, of the Hesperia General Plan Update Environmental Impact Report, the Project site is not subject to a Williamson Act Contract¹. Therefore, development of the Project would not result in the cancellation of a Williamson Act contract. As a result, no impact would occur, and this topic will not be evaluated in the EIR.

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))?

No Impact. The Project site is designated Commercial/Industrial Business Park (CIBP) and Neighborhood Commercial (NC) and is not zoned for forest land, timberland, or TPZ. Therefore, the Project would not result in impacts to forests or timberlands. Therefore, this topic will not be evaluated in the EIR.

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

No Impact. The Project site is currently vacant and undeveloped. The Project site contains sparsely scattered shrubs, trees, and vegetation communities that would not qualify as forest land. The Project site does not contain, or is zoned for, forest land. The Project site is designated Commercial/Industrial Business Park (CIBP) and Neighborhood Commercial (NC). Therefore, the proposed Project would not result in the loss or conversion of forest land to non-forest use, and this topic will not be evaluated in the EIR.

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?

No Impact. The Project site is currently vacant and undeveloped. There are no agricultural activities on or adjacent to the Project site. Additionally, neither the Project site nor its surroundings contain forest land. Thus, the proposed Project would not convert existing farmland to nonagricultural uses, nor convert forest land to non-forest uses. Therefore, no impact would occur, and this topic will not be evaluated in the EIR.

¹ California Department of Conservation. State of California Williamson Act Contract Land. <https://www.conservation.ca.gov/dlrp/wa>.

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5.3 AIR QUALITY

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:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Response a) through d).

Potentially Significant Impact. The Project site is located within the Mojave Desert Air Basin (MDAB), in which the Mojave Desert Air Quality Management District is responsible for administration and implementation of the Air Quality Management Plan (AQMP). Development of the Project could result in the production of additional criteria air pollutants which may interfere with, or obstruct, implementation of the AQMP. Development of the proposed Project also involves construction and operational activities that would generate both short-term and long-term criteria pollutant and other emissions. Additionally, localized concentrations of construction-source and operational-source emissions could adversely affect sensitive receptors. During construction, emissions from construction equipment, architectural coatings, and paving activities may generate odors while during operations, trucks and vehicles operating at the loading docks may emit odor. These odors may adversely affect people surrounding the Project site. Further analysis will be required to determine whether the Project would result in potentially significant air quality impacts. A Project-specific Air Quality Impact Analysis will be prepared for the Project as part of the Draft EIR. These impacts will be further analyzed in the EIR.

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5.4 BIOLOGICAL RESOURCES

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

Responses a) through f).

Potentially Significant Impact. The 29.61-acre Project site is currently undeveloped and vacant. The Project site contains various shrubs, trees, and vegetation communities. The proposed Project would develop the site with a one-story 655,468-SF industrial building. Additional improvements would include landscaping, sidewalks, utility connections, implementation of stormwater facilities, and pavement of parking areas and drive aisles. The Project site could contain local, State, or Federally protected special status species and/or habitat. Project construction would require site clearing and grading, which could impact existing special status species and habitat. A Project-specific biological study would be conducted to determine the significance of biological resources on the Project site and identify mitigation measures as appropriate to reduce potential impacts. Therefore, the Project could result in potentially significant impacts to biological resources will be discussed further in the EIR.

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5.5 CULTURAL RESOURCES

Would the Project:	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 pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Responses a) through c).

Potentially Significant Impact. The Project site is currently undeveloped and vacant. The Project would develop the site with a one-story 655,468-SF industrial building. Additional improvements would include landscaping, sidewalks, utility connections, implementation of stormwater facilities, and pavement of parking areas and drive aisles. Although currently undeveloped, the Project site could contain significant historic and archeological resources associated with historic uses of the site. Ground disturbance associated with Project construction could result in potentially significant impacts to known or unknown cultural resources within the Project site. A cultural resource study would be conducted to determine the significance of cultural resources within the Project site and identify mitigation measures as appropriate to reduce potential impacts. Therefore, this impacts to cultural resources will be discussed further in the EIR.

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5.6 ENERGY

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

Responses a) and b).

Potentially Significant Impact. The Project site is currently undeveloped and vacant. The Project would develop the site with a one-story 655,468-SF industrial building. Additional improvements would include landscaping, sidewalks, utility connections, implementation of stormwater facilities, and pavement of parking areas and drive aisles. Project construction would require consumption of energy resources through operation of construction vehicles and equipment, as well as worker vehicles. Additionally, Project operation of the proposed industrial facility would require consumption of energy resources to power the facility, as well as fuel trucks and worker vehicles. The Project could result in wasteful, inefficient, or unnecessary consumption of energy resources and/or conflict with a state or local energy plan. An energy study would be conducted to determine the significance of the Project’s energy consumption and identify mitigation measures as appropriate to reduce potential impacts. Therefore, this impacts to energy resources will be discussed further in the EIR.

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5.7 GEOLOGY AND SOILS

Would the project:	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:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Response a) through f).

Potentially Significant Impact. The proposed Project would include the construction of a new industrial building, which would require grading and other ground disturbing activities that could disturb soils and result in substantial soil erosion. Operation of the Project would introduce new land uses to the Project site, which could expose people or structures to substantially adverse effects, including the risk of loss, injury, or death due to geological hazards. A Project-specific Geotechnical Investigation will be prepared to determine potential impacts related to geology and soils and identify mitigation measures as appropriate to reduce potential impacts. Additionally, a Project-specific Paleontological Resource Assessment will be prepared to determine potential impacts related to geology and soils and identify mitigation measures as appropriate to reduce potential impacts. Therefore, the Project could result in potentially significant impacts to geology, soils, and paleontological resources, and this topic will be discussed further in the EIR.

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5.8 GREENHOUSE GAS EMISSIONS

Would the Project:	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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Responses a) through b).

Potentially Significant Impact. Global climate change is not confined to a particular project area. A typical project does not generate enough greenhouse gas (GHG) emissions on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact. GHGs are produced by both direct and indirect emissions sources. Direct emissions include consumption of natural gas, heating and cooling of buildings, landscaping activities and other equipment used directly by land uses. Indirect emissions include the consumption of fossil fuels for vehicle trips, electricity generation, water usage, and solid waste disposal.

Implementation of the proposed Project would generate GHG emissions during both construction and operation of the development. During construction, sources of GHG emissions include operation of construction equipment and worker commutes to and from the Project site. During Project operation, the Project would generate GHG emissions from vehicular trips; water, natural gas, and electricity consumption; and solid waste generation. The Project has the potential to generate a substantial increase in GHG emissions. A Project-specific GHG study would be conducted to determine the significance of the Project’s GHG emissions and identify mitigation measures as appropriate to reduce potential impacts. Therefore, the Project could result in potentially significant GHG impacts, and this topic will be discussed further in the EIR.

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5.9 HAZARDS AND HAZARDOUS MATERIALS

Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Responses a) through h).

Potentially Significant Impact. The 29.61-acre Project site is currently undeveloped and vacant. The Project site could contain unknown hazardous materials, substances, or waste that could result in a significant hazard to the public or the environment if disturbed during Project construction or operation. The Project would develop the site with a one-story 655,468-SF industrial building. Construction and long-term operation of the Project would require transport, use, and disposal of hazardous materials and wastes. A Project-specific Phase I Environmental Site Assessment study would be conducted to determine the potential for impacts related to hazards and hazardous materials and identify mitigation measures as appropriate to reduce potential impacts. Construction and operation of the Project would result in potentially significant impacts to workers and land uses

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surrounding the Project site. Therefore, impacts related to hazards and hazardous materials will be analyzed in the EIR.

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5.10 HYDROLOGY AND WATER QUALITY

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

Responses a) through e).

Potentially Significant Impact. The 29.61-acre Project site is currently undeveloped and vacant. The Project would develop the site with a one-story 655,468-SF industrial building. Additional improvements would include landscaping, sidewalks, utility connections, implementation of stormwater facilities, and pavement of parking areas and drive aisles.

Construction of the Project would require grading and excavation of soils, which would loosen sediment, and then have the potential to mix with surface water runoff and degrade water quality. During construction activities, excavated soil would be exposed, and there would be an increased potential for soil erosion and transport of sediment downstream compared to existing conditions.

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Additionally, the proposed Project would operate an industrial facility, which would introduce the potential for pollutants such as chemicals from cleaners, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles and trucks. These pollutants could potentially discharge into surface waters and result in degradation of water quality. Development of the Project site would introduce new impervious surfaces, which could result in impacts to the site's existing drainage pattern, the rate and volume of stormwater runoff, and flooding conditions. Such changes could exceed the capacity of existing and planned stormwater drainage systems. Construction and operation of the Project could result in potentially significant impacts; therefore, impacts related to hydrology and water quality will be addressed in the EIR.

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5.11 LAND USE AND PLANNING

Would the Project:	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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Responses a) through b).

Potentially Significant Impact. The Project would develop the site with a one-story 655,468-SF industrial building. Currently, the Project site is designated as Commercial/Industrial Park (CIBP) and Neighborhood Commercial (NC) within the Main Street Freeway Corridor Specific Plan (MSFC-SP). The Project would require a Specific Plan Amendment to redesignate the site to CIBP. The Project could result in potentially significant impacts related to conflicts with existing land use and a land use plan, policy, or regulation. Therefore, impacts related to land use will be evaluated in the EIR.

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5.12 MINERAL RESOURCES

Would the Project:	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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?

No Impact. The Project would develop the site with a one-story 655,468-SF industrial building. According to the Hesperia General Plan Conservation and Open Space Element, the City of Hesperia currently has not identified any known mineral resources that would be of value to the region and the residents of the state. As a result, no impacts to mineral resources will occur and this topic will not be evaluated in the EIR.

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

No Impact. As stated above, the Project site does not include a locally important mineral resource. Therefore, impacts related to known mineral resources would not occur from implementation of the Project, and this topic will not be evaluated in the EIR.

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5.13 NOISE

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

Responses a) through c).

Potentially Significant Impact. The Project site is undeveloped and vacant. The Project would develop the site with a one-story 655,468-SF industrial building and associated onsite and offsite infrastructure. Project-related short-term construction activities, as well as long-term operational activities may expose persons in the vicinity to noise levels in excess of standards established by City. Additionally, groundborne vibration and noise level increases would be associated with construction activities at the Project site, including demolition, grading, and building construction, and with associated hardscape and landscape improvements. A noise impact study would be conducted to determine the significance of noise impacts as a result of the Project and identify mitigation measures as appropriate to reduce potential impacts. The Project could result in potentially significant impacts; therefore, impacts related to noise will be discussed further in the EIR.

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5.1.4 POPULATION AND HOUSING

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

a) Induce substantial unplanned population growth in an area, either directly or indirectly?

Less Than Significant Impact. The Project would develop the site with a one-story 655,468-SF industrial building and associated onsite and offsite infrastructure. No habitable structures exist on the site or are being proposed as part of the Project.

The Project would result in an increase of employment at the Project site that could lead to a potential population increase in the surrounding area. According to the Southern California Association of Governments (SCAG), the generation rate for employees required for operation of an industrial project is 1 employee for every 1,195 SF of industrial space. As the Project would build and operate a 655,468 SF industrial facility, operation of the Project would require approximately 549 employees.

According to SCAG’s 2020-2045 RTP/SCS population and household growth forecast for Hesperia, between 2016 and 2045, SCAG anticipates an employment increase of 23,600 additional jobs (from 22,500 to 46,100), yielding a 105 percent growth rate. SCAG also anticipates a population increase of 74,400 between 2016 and 2045 (from 93,700 to 168,100). The proposed Project would generate the need for approximately 549 employees, which represents approximately 0.74 percent of the forecasted population growth between 2016 and 2045 and approximately 2.33 percent of the forecasted employment growth between 2016 and 2045 for the City. Thus, although the Project would generate additional long-term employment in the Project area, the new employment opportunities would be within the forecasted and planned growth of the City. Therefore, the Project would result in a less than significant impact related to inducement of substantial unplanned population growth, and this topic will not be evaluated in the EIR.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The Project site is currently vacant and undeveloped though it has been previously disturbed. No habitable structures exist on the Project site nor are they currently planned for future development of residential uses. Therefore, no impacts would occur, and this topic will not be evaluated in the EIR.

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5.1.5 PUBLIC SERVICES

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:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Result in substantial adverse physical impacts associated with the provision of 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:

Fire Protection and Emergency Services

Less than Significant Impact. The City of Hesperia contracts with the San Bernardino County Fire Department (SBCFD) for all fire and emergency services. The closest fire station to the Project site is Station 305, located approximately 1.73 miles south of the Project site, at 8331 Caliente Rd, Hesperia, CA 92344. SBCFD operates two additional fire stations within the City: Fire Station 304 (15660 Eucalyptus Street) and Fire Station 302 (17288 Olive Street) (SBCFD 2022). According to the Hesperia General Plan, average SBCFD response times are approximately seven minutes and sixteen seconds (Hesperia 2010). Construction and operation of the proposed Project would increase the number of structures and employees in the Project area; however, as previously analyzed in response 5.14(a), the Project would not directly or indirectly induce unplanned population growth in the City.

If needed, fire stations from adjacent cities, such as Victorville and Apple Valley, may respond to emergency calls in Hesperia. Based on the proximity of the Project site to the existing SBCFD facilities, the average response times in the Project area, the ability for nearby cities to respond to emergency calls, and the fact that the Project site is already located within SBCFD’s service area, the Project would be adequately served by the SBCFD without the construction of new, or the expansion of existing, facilities.

Overall, it is anticipated that the Project would be adequately served by existing SBCFD facilities, equipment, and personnel. Therefore, impacts would be less than significant, and this topic will not be evaluated in the EIR.

Police Protection

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Less than Significant Impact. Law enforcement services within the City are provided via a contract with the San Bernardino County Sheriff's Department which serves the community from one police station. The Hesperia Police Department is located at 15840 Smoke Tree Street, Hesperia, CA 92345, approximately 4.74 miles east of the Project site. According to the City of Hesperia, the Hesperia Police Department is comprised of approximately 58 law enforcement personnel, including one captain, one lieutenant, seven sergeants, five detectives, and 44 deputy sheriffs (City of Hesperia 2022).

As discussed previously, the Project is not anticipated to directly or indirectly induce unplanned population growth in the City. Although the Project could potentially result in a slight incremental increase in calls for service to the Project site compared to existing conditions, this increase is expected to be nominal (as opposed to new residential or commercial/retail land uses, which do result in greater increase in calls for service) and would not result in the need for new police protection facilities.

In summary, it is anticipated that the Project would be adequately served by existing San Bernardino County Sheriff's Department facilities, equipment, and personnel. Therefore, impacts would be less than significant, and this topic will not be discussed in the EIR.

School Services

Less Than Significant Impact. The Project would develop the Project site with an industrial facility that would not directly generate students. As described previously, the Project is not anticipated to generate a new population, as the employees needed to operate the Project are anticipated to come from within the Project region and substantial in-migration of employees that could generate new students is not anticipated to occur. Thus, the Project would not generate the need for new or physically altered school facilities and impacts would be less than significant.

Additionally, pursuant to Government Code Section 65995 et seq., the need for additional school facilities is addressed through compliance with school impact fee assessment. SB 50 (Chapter 407 of Statutes of 1998) sets forth a state school facilities construction program that includes restrictions on a local jurisdiction's ability to condition a project on mitigation of a project's impacts on school facilities in excess of fees set forth in the Government Code. The Project would be required to contribute fees to the Hesperia Unified School District in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation under CEQA for Project-related impacts to school services. Therefore, impacts would be less than significant, and this topic will not be discussed in the EIR.

Parks

Less Than Significant Impact. The site is served by the City of Hesperia Recreation and Parks District. Typically, residential development increases the need for new parks and increases the use of existing citywide park facilities. The proposed Project involves development of an industrial building and would not directly provide new housing opportunities and new residents to the area. Although new employees may occasionally use local parks, such increase in use would be limited and would not result in deterioration to facilities such that the construction or expansion of recreational facilities would be necessary. Therefore, any increased demand on the public parks

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within the city would be considered a less than significant impact. This issue will not be addressed in the EIR.

Other Public Facilities

Less Than Significant Impact. The proposed Project involves construction and operation of a new industrial facility and would not provide new housing opportunities to the area. The proposed Project is not likely to create a significant increase in the use of other public facilities such as libraries, community centers, post offices or animal shelters. Therefore, impacts are considered less than significant, and this issue will not be addressed in the EIR.

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5.16 RECREATION

Would the Project:	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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would be accelerated?

Less Than Significant Impact. The 29.61-acre Project site is currently undeveloped and vacant. The Project would develop the site with a one-story 655,468-SF industrial building. Additional improvements would include landscaping, sidewalks, utility connections, implementation of stormwater facilities, and pavement of parking areas and drive aisles. Implementation of the proposed Project would not directly increase housing or population, which typically cause an increase in the demand for, and use of, existing neighborhood parks and other citywide recreational facilities. Although new employees may occasionally increase the use of existing local parks, neighborhood and regional parks, employees' limited use would not result in deterioration to facilities such that the construction or expansion of recreational facilities would be necessary. Any impacts related to the physical deterioration of existing recreation parks or facilities would be less than significant. This issue will not be addressed in the EIR.

b) Require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact. The proposed Project would construct a new industrial facility. As described above, the indirect increase in population as a result of new employment opportunities would not result in use of recreational facilities sufficient to cause deterioration such that the construction or expansion of recreational facilities would be necessary. Therefore, there would be less than significant impacts associated with recreational facilities and this topic will not be discussed in the EIR.

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5.17 TRANSPORTATION

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

Responses a) through d).

Potentially Significant Impact. The Project site is currently undeveloped and vacant. The 29.61-acre Project site is currently undeveloped and vacant. The Project would develop the site with a one-story 655,468-SF industrial building and associated onsite and offsite infrastructure. Additional improvements would include landscaping, sidewalks, utility connections, implementation of stormwater facilities, and pavement of parking areas and drive aisles. Development of the Project site with new land uses would result in an increase in vehicle trips from worker vehicles, which may conflict with local plans, policies, or ordinances. A vehicle miles traveled (VMT) assessment will be prepared for the Project to determine potential impacts related to VMT. The Project would include new driveways and transportation improvements that could introduce new geometric design features that may be considered hazardous or incompatible with existing infrastructure or uses. Additionally, the Project would result in on and offsite construction activities that could temporarily obstruct emergency access to the site and surrounding vicinity. The Project could result in potentially significant impacts; therefore, impacts related to transportation will be further addressed in the EIR.

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5.18 TRIBAL CULTURAL RESOURCES

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

Potentially Significant Impact. The Project site is currently undeveloped and vacant. The Project would develop the site with a one-story 655,468-SF industrial building and associated onsite and offsite infrastructure. Additional improvements would include landscaping, sidewalks, utility connections, implementation of stormwater facilities, and pavement of parking areas and drive aisles. Although currently undeveloped, the Project site could contain significant tribal cultural resources associated with historic uses of the property. Ground disturbance associated with Project construction could result in significant impacts to potential tribal cultural resources. A cultural resource study would be conducted to determine the significance of cultural resources on the Project site and identify mitigation measures as appropriate to reduce potential impacts. Additionally, the City will conduct consultation pursuant to the Assembly Bill 52 and Senate Bill 18 process. The results of the project tribal consultation will be included in the EIR. The Project could result in potentially significant impacts; therefore, impacts to tribal cultural resources will be discussed further in the EIR.

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5.19 UTILITIES AND SERVICE SYSTEMS

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

Responses a) through e).

Potentially Significant Impact. The Project site is currently undeveloped and vacant. The Project would develop the site with a one-story 655,468-SF industrial building. The Project proposes to construct on- and off-site water and sewer lines as well as an on-site drainage system. The Project would require water supplies which would be provided by the Hesperia Water District (HWD). Water demand from the proposed Project would be quantified and compared to the HWD's current and projected water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years. Once operational, the Project would generate wastewater. To ensure Project wastewater treatment capacity needs can be met, further analysis is required. Solid waste from construction and operation of the Project would be collected and sent to the Victorville Sanitary Landfill at 18600 Stoddard Wells Road in Victorville. To ensure Victorville Sanitary Landfill capacity needs can be met, further analysis is required. Impacts associated with the capacity of existing water, sewer and stormwater drainage facilities, or the required expansion of existing facilities, could be potentially significant and will be evaluated in the EIR. Therefore, impacts related to utilities and service systems will be analyzed in the EIR.

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5.20 WILDFIRE

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

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. According to the CalFire Fire Hazard Severity Zone Map for San Bernardino County² and Exhibit SF-2 in the City’s Safety Element,³ the Project site is not within a State Responsibility Area (SRA) or a Very High Fire Hazard Severity Zone. The proposed Project would provide adequate emergency access to the site via two driveways from the proposed public road (‘A’ Street) that would be constructed along the west side of the Project. In the event Project construction requires temporary roadway closures or obstructions, the applicant would be required to prepare and implement a temporary traffic control plan consistent with the 2012 California Manual on Uniform Traffic Control Devices (MUTCD) per City requirements. Access to and from the Project site for emergency vehicles would be reviewed and approved by the San Bernardino County Fire Department and the City as part of the Project approval process to ensure the proposed Project is compliant with all applicable codes and ordinances for emergency vehicle access. Since the Project is required to comply with all applicable codes, as verified by the City, any potential impacts related to an emergency response or evacuation would be less than significant. This topic will not be further evaluated in the EIR.

² Available at <https://osfm.fire.ca.gov/divisions/community-wildfire-preparedness-and-mitigation/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/>

³ Available at <https://www.cityofhesperia.us/DocumentCenter/View/15728/General-Plan-Update-August-2019>

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- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

No Impact. As described in the previous response, the Project site is not within a Very High Fire Hazard Severity Zone. Adjacent areas to the Project site are urbanized and do not contain hillsides or other factors that could exacerbate wildfire risks. Thus, wildfire risks will not be further evaluated in the EIR.

- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

No Impact. As described in the previous responses, the Project site is not within a Very High Fire Hazard Severity Zone, and the Project does not include infrastructure that could exacerbate fire risks. The project is located within an urban setting and wildfire risks will not be further evaluated in the EIR.

- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

No Impact. As described in the previous responses, the Project site is not within a Very High Fire Hazard Severity Zone. In addition, the Project site is located in a flat area that does not contain or is adjacent to large slopes, and the Project would not generate large slopes. Furthermore, the Project includes installation of onsite and off-site drainage facilities. Thus, the Project would not result in risks related to wildfires or risks related to downslope or downstream flooding or landslides after wildfires. Thus, wildfire risks will not be further evaluated in the EIR.

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5.21 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Potentially Significant Impact. Development of the proposed Project has the potential to impact habitat of a fish or wildlife species or rare, endangered species of plant or animal, or plant or animal communities as discussed in Section 5.4, Biological Resources, of this document. As previously stated, a site-specific biological resources study will be conducted to determine potential biological resources impacts. Therefore, the EIR will include evaluation of whether the Project has the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal. This topic will be carried forward in the EIR.

As discussed within Section 5.5, Cultural Resources, the Project site has the potential to contain known and unknown historic and archaeological resources that could be damaged or removed during Project construction. Therefore, this topic will be carried forward and analyzed further in the EIR.

As described in Section 5.7, Geology and Soils, the Project site has the potential to contain paleontological resources that could be damaged or removed during Project construction. Therefore, this topic will be carried forward and analyzed further in the EIR.

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Formal consultation pursuant to Assembly Bill 52 (AB 52) will be carried out by the City of Hesperia to identify potential tribal cultural resources or sites that could be impacted by the Project. A discussion of AB 52 consultation will be provided under the Tribal Cultural Resources section of the EIR. This topic will be carried forward in the EIR.

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)?

Potentially Significant Impact. Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable. The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

As described above, the Project would construct a industrial building and related improvements. As presented in this document, potential Project-related impacts are less than significant for the following topics:

- Agricultural Resources
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Wildfire

Given that the potential Project-related impacts of the topics listed above would be less than significant or mitigated to a less than significant level, implementation of the proposed Project would not result in impacts that are cumulatively considerable when evaluated with the impacts of other current projects, or the effects of probable future projects for the identified topic areas. Therefore, the proposed Project's contribution to significant cumulative impacts would be less than cumulatively considerable.

Based on the discussion provided in this Initial Study, the Project has the potential to result in significant impacts, and further, could result in cumulative impacts to:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology & Water Quality

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- Land Use and Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities

The extent and significance of potential cumulative impacts resulting from the combined effects of the proposed Project plus other past, present, and reasonably foreseeable future projects will be evaluated in the EIR.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. Redevelopment of the site into an industrial facility could directly or indirectly cause substantial adverse effects on human beings if not properly mitigated. The proposed Project could result in impacts to air quality, greenhouse gas, and noise, which could result in adverse effects on human beings. Therefore, these impacts will be addressed in the EIR, and mitigation measures will be recommended as appropriate.

6 References

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End of document.