

# INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

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## 145 SINGLE-FAMILY UNIT SUBDIVISION APNs 0459-014-11 & 0459-014-35 ADELANTO, CALIFORNIA GENERAL PLAN AMENDMENT No. 23-07 (GPA 23-07), ZONE CHANGE No. 23-06 (ZC 23-06), TENTATIVE TRACT MAP No. 15267 (TTM 15267)



LEAD AGENCY:

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

REPORT PREPARED BY:

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## DECEMBER 7, 2023

ADLT 092

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## MITIGATED NEGATIVE DECLARATION

**PROJECT NAME:** 145 Unit Subdivision (GPA 23-07, ZC 23-06, & TM 15267)

**PROJECT APPLICANT:** The Applicant for the proposed project is Vantage 168, LLC. Contact: Richard Wu 20683 Sunset Circle, Walnut, California 91789

**PROJECT LOCATION:** The project site is located in the central portion of the City of Adelanto. The project site is generally located in an area that is bounded by Auburn Avenue on the north, Chamberlaine Way on the south, Panther Avenue on the east, and Muskrat Avenue on the west. No Address has been assigned to the property at this time. The corresponding Assessor Parcel Numbers (APNs) include 0459-014-11 and 0459-014-35. The project site is located in the Adelanto quadrangle of the United States Geological Survey's (USGS) 7.5-minute map series within Section 19 of Township 6 North, Range 5 West. The project site's geographic coordinates are 34°35'30.12" N and -117°26'53.52" W.

**CITY AND COUNTY:** City of Adelanto, San Bernardino County.

**PROJECT:** The proposed project would involve the development of 145 single-family residential units. Each single-family unit would consist of three-bedroom or four-bedroom floor plans. Each unit would also be provided with an enclosed two-car garage. The proposed project site consists of approximately 29 acres and it has two parcels. The first parcel is approximately 11.15 acres and the second parcel is approximately 19.08 acres. The parcel sizes would range from 5,000 square feet to 10,871 square feet. Project amenities would include a 12,016 square foot dog park and a 27,918 square foot mini park, both of which would be located next to Panther Avenue and would also serve as retention basins. Access would be provided by driveway connections with Auburn Avenue, Panther Avenue, and Muskrat Avenue. There are no addresses that have been assigned to the property at this time. The sites' Assessor Parcel Numbers (APNs) are 0459-014-11 and 0459-014-35. The project's Zoning designation is *Single-family Residential (R-S1)*. A General Plan Amendment and Zone Change to change the General Plan and Zoning Designation from Single Family Residential (R-S1) to Single Family Residential (R-S5) in order to accommodate the proposed 145 single-family project.

**EVALUATION FORMAT:** The attached initial study is prepared in accordance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of the attached Initial Study was guided by Section 15063 of the State CEQA Guidelines. The project was evaluated based on its effect on 21 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist includes a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

<b>Potentially Significant Impact</b>	<b>Less than Significant With Mitigation Incorporated</b>	<b>Less than Significant</b>	<b>No Impact</b>
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Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

**No Impact:** No impacts are identified or anticipated, and no mitigation measures are required.

**Less than Significant Impact:** No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less than Significant Impact with Mitigation:** Possible significant adverse impacts have been identified or anticipated and mitigation measures are required as a condition of the project's approval to reduce these impacts to a level below significance.

**Potentially Significant Impact:** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**DETERMINATION:** (To be completed by the Lead Agency) On the basis of this initial evaluation, the following finding is made:

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



## TABLE OF CONTENTS

<b>SECTION 1 - INTRODUCTION</b> .....	<b>7</b>
1.1 PURPOSE OF THIS INITIAL STUDY.....	7
1.2 INITIAL STUDY’S ORGANIZATION.....	8
<b>SECTION 2 – PROJECT DESCRIPTION</b> .....	<b>9</b>
2.1 PROJECT OVERVIEW .....	9
2.2 PROJECT LOCATION.....	9
2.3 ENVIRONMENTAL SETTING .....	9
2.4 PROJECT DESCRIPTION.....	10
<i>Exhibit 2-1 Regional Map</i> .....	12
<i>Exhibit 2-2 Citywide Map</i> .....	13
<i>Exhibit 2-3 Local Map</i> .....	14
<i>Exhibit 2-4 Aerial Image of Project Site</i> .....	15
<i>Exhibit 2-5 Project Site Plan</i> .....	16
2.5 DISCRETIONARY ACTIONS.....	17
<b>SECTION 3 – ENVIRONMENTAL ANALYSIS</b> .....	<b>19</b>
3.1 AESTHETICS .....	20
3.2 AGRICULTURE & FORESTRY RESOURCES.....	23
3.3 AIR QUALITY .....	26
3.4 BIOLOGICAL RESOURCES .....	31
3.5 CULTURAL RESOURCES.....	39
3.6 ENERGY.....	44
3.7 GEOLOGY & SOILS.....	47
3.8 GREENHOUSE GAS EMISSIONS .....	53
3.9 HAZARDS & HAZARDOUS MATERIALS .....	58
3.10 HYDROLOGY & WATER QUALITY.....	63
3.11 LAND USE & PLANNING.....	68
3.12 MINERAL RESOURCES.....	71
3.13 NOISE .....	73
3.14 POPULATION & HOUSING.....	76
3.15 PUBLIC SERVICES .....	80
3.16 RECREATION.....	83
3.17 TRANSPORTATION .....	85
3.18 TRIBAL CULTURAL RESOURCES.....	88
3.19 UTILITIES .....	91
3.20 WILDFIRE .....	95
3.21 MANDATORY FINDINGS OF SIGNIFICANCE.....	98
<b>SECTION 4 - CONCLUSIONS</b> .....	<b>99</b>
4.1 FINDINGS.....	99
4.2 MITIGATION MONITORING.....	99
<b>SECTION 5 - REFERENCES</b> .....	<b>103</b>
5.1 PREPARERS .....	103
5.2 REFERENCES .....	103
<b>APPENDICES (UNDER A SEPARATE COVER)</b>	
APPENDIX A – AIR QUALITY WORKSHEETS	
APPENDIX B – BIOLOGICAL REPORT	
APPENDIX C – CULTURAL REPORT	
APPENDIX D – GEOTECHNICAL & INFILTRATION REPORT	

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## SECTION 1 - INTRODUCTION

### 1.1 PURPOSE OF THIS INITIAL STUDY

The proposed project would involve the development of 145 single-family residential units. Each single-family unit would consist of three-bedroom or four-bedroom floor plans. Each unit would also be provided with an enclosed two-car garage. The proposed project site consists of approximately 29 acres and it has two parcels. The first parcel is approximately 11.15 acres and the second parcel is approximately 19.08 acres. The parcel sizes would range from 5,000 square feet to 10,871 square feet. Project amenities would include a 12,016 square foot dog park and a 27,918 square foot mini park, both of which would be located next to Panther Avenue and would also serve as retention basins. Sanitary sewer and water service would be provided to each lot in the subdivision. Access would be provided by driveway connections with Auburn Avenue, Panther Avenue, and Muskrat Avenue. There are no addresses that have been assigned to the property at this time. The sites' Accessor Parcel Numbers (APNs) are 0459-014-11 and 0459-014-35. The project site is currently zoned as Single Family Residential (R-S1) and a Zone Change to Single Family Residential (R-S5) would be required in addition to the approval of a tentative tract map.<sup>1</sup> A general plan amendment (GPA) would also be required.

The City of Adelanto is the designated *Lead Agency* and as such, the City will be responsible for the project's environmental review. Section 21067 of California Environmental Quality Act (CEQA) defines a Lead Agency as the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect on the environment.<sup>2</sup> As part of the proposed project's environmental review, the City of Adelanto has authorized the preparation of this Initial Study. The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a specific action or project. An additional purpose of this Initial Study is to ascertain whether the proposed project will have the potential for significant adverse impacts on the environment once it is implemented. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

- To provide the City of Adelanto with information to use as the basis for deciding whether to prepare an environmental impact report (EIR), mitigated negative declaration, or negative declaration for a project;
- To facilitate the project's environmental assessment early in the design and development of the proposed project;
- To eliminate unnecessary EIRs; and,
- To determine the nature and extent of any impacts associated the proposed project.

Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation fully represent the independent judgment and position of the City of Adelanto, in its capacity as the Lead Agency. The City determined, as part of this Initial Study's preparation, that a Mitigated Negative Declaration is the appropriate environmental document for the proposed project's

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<sup>1</sup> Blue Engineering and Consulting, Inc. (Site Plan Map) and *City of Adelanto Comprehensive Application for Development Review and Land Use Approval (ZC 21-02, LDP 21-29, & TTM 20507)*. November 3, 2021.

<sup>2</sup> California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions.* as Amended 2018. §21067. 2019

CEQA review. Certain projects or actions may also require oversight approvals or permits from other public agencies. These other agencies are referred to as Responsible Agencies and Trustee Agencies, pursuant to Sections 15381 and 15386 of the State CEQA Guidelines.<sup>3</sup> This Initial Study and the Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. This Initial Study and Mitigated Negative Declaration will be forwarded to the State of California Office of Planning Research (the State Clearinghouse). A 30-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the findings of this Initial Study.<sup>4</sup> Questions and/or comments should be submitted to the following contact person:

James Hirsch, Planning Consultant  
City of Adelanto, Planning Division  
11600 Air Expressway  
Adelanto, California 92301

## 1.2 INITIAL STUDY'S ORGANIZATION

The following annotated outline summarizes the contents of this Initial Study:

- *Section 1 Introduction* provides the procedural context surrounding this Initial Study's preparation and insight into its composition.
- *Section 2 Project Description* provides an overview of the existing environment as it relates to the project area and describes the proposed project's physical and operational characteristics.
- *Section 3 Environmental Analysis* includes an analysis of potential impacts associated with the construction and the subsequent operation of the proposed project.
- *Section 4 Conclusions* summarizes the findings of the analysis.
- *Section 5 References* identifies the sources used in the preparation of this Initial Study.



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<sup>3</sup> California, State of. *California Public Resources Code. Division 13, Guidelines for the Implementation of the California Environmental Quality Act.* §15050. 2019.

<sup>4</sup> California, State of. *California Public Resources Code. Division 13, Guidelines for the Implementation of the California Environmental Quality Act. Article 8 Time Limits.* § 15105 Public Review Period for a Draft EIR, or a Proposed Negative Declaration or Mitigated Negative Declaration. 2019.



## SECTION 2 – PROJECT DESCRIPTION

### 2.1 PROJECT OVERVIEW

The proposed project would involve the development of 145 single-family residential units. Each single-family unit would consist of three-bedroom or four-bedroom floor plans. Each unit would also be provided with an enclosed two-car garage. The proposed project site consists of approximately 29 acres and it has two parcels. The first parcel is approximately 11.15 acres and the second parcel is approximately 19.08 acres. The individual residential lot sizes would range from 5,000 square feet to 10,871 square feet. Project amenities would include a 12,016 square foot dog park and a 27,918 square foot mini park, both of which would be located next to Panther Avenue and would also serve as retention basins.<sup>5</sup>

### 2.2 PROJECT LOCATION

The City of Adelanto is located approximately 60 miles northeast of Downtown Los Angeles and 30 miles north of the City of San Bernardino. Adelanto is bounded on the north by unincorporated San Bernardino County; on the east by Victorville and unincorporated San Bernardino County; on the south by Hesperia and unincorporated San Bernardino County; and on the west by unincorporated San Bernardino County. Regional access to the City of Adelanto is provided by three area highways: the Mojave Freeway (Interstate 15), which extends in a southwest to northeast orientation approximately three miles east of the City; U.S. Highway 395, which traverses the eastern portion of the City in a northwest to southeast orientation; and Palmdale Road (State Route 18), which traverse the southern portion of the City in an east to west orientation.<sup>6</sup> The location of Adelanto, in a regional context, is shown in Exhibit 2-1.

The project site is located in the central portion of the City of Adelanto. The project site is generally located in an area that is bounded by Auburn Avenue on the north, Chamberlaine Way on the south, Panther Avenue on the east, and Muskrat Avenue on the west. No Address has been assigned to the property at this time. The corresponding Assessor Parcel Numbers (APNs) include 0459-014-11 and 0459-014-35. The project site is located in the Adelanto quadrangle of the United States Geological Survey's (USGS) 7.5-minute map series within Section 19 of Township 6 North, Range 5 West. The project site's geographic coordinates are 34°35'30.12" N and -117°26'53.52" W.

### 2.3 ENVIRONMENTAL SETTING

The project site is undeveloped though it has been graded. The proposed project site is located in an area that supports a mix of developed and undeveloped land in the central portion of the City of the Adelanto. The land surrounding the site is composed of a mix of undeveloped, vacant land and residential developments, with the latter occurring in lower densities to the east and higher densities to the west. The site is bounded immediately to the north and east by undeveloped, vacant land; to the south by undeveloped, vacant land with residential developments beyond; and to the west by undeveloped, vacant land and residential developments. The site itself consists entirely of undeveloped, vacant land. The site has been significantly impacted by grading, illicit dumping, surrounding development, and City-mandated weed abatement activities.

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<sup>5</sup> Blue Engineering and Consulting, Inc. *Tentative Tract Map [Tract No. 15267]*. August 28, 2023.

<sup>6</sup> Google Maps. Website accessed August 25, 2023.

As indicated above, there are various land uses and development found in the immediate area. Land uses and development located in the vicinity of the proposed project are outlined below:

- *North of the project site:* Auburn Avenue extends along the project site's north side. The parcels located to the north of the aforementioned roadway are vacant and undeveloped. This area is zoned as Desert Living (residential) 2.5 (DL 2.5).<sup>7</sup>
- *West of the project site:* Single-family residential units are located adjacent to the project site on the west side. These homes have frontage along Muskrat Avenue. These properties are zoned as Single-family Residential (R-S1).<sup>8</sup>
- *South of the project site:* Vacant undeveloped land is located on the project site's south side. South of Frankline Court are existing single-family homes. These properties are zoned as Single-family Residential (R-S1).<sup>9</sup>
- *East of the project site:* Panther Avenue extends along the project site's east side. Vacant, undeveloped land is located further east, east of the aforementioned roadway. The properties located to the east of Panther Avenue are zoned Single-Family Residential (R-S1).<sup>10</sup>

As indicated previously, the site is located within an area zoned for residential development. The site is currently zoned as *Single Family Residential (R-S1)* though it will require a zone change to be *Single Family Residential (R-S5)*. The project site is currently zoned as Single Family Residential (R-S1) and a Zone Change to Single Family Residential (R-S5) would be required in addition to the approval of a tentative tract map.<sup>11</sup> A general plan amendment (GPA) would also be required.

## **2.4 PROJECT DESCRIPTION**

### **PHYSICAL CHARACTERISTICS**

The proposed site plan is shown in Exhibit 2-5. Key elements of the proposed project are summarized below and on the following page.

- *Proposed Site Plan.* The proposed project would involve the development of 145 single-family residential units. The proposed project site consists of approximately 29 acres and it has two parcels. The first parcel is approximately 11.15 acres and the second parcel is approximately 19.08 acres. Once complete, the proposed project would have an average density of 5.0 dwelling units per acre (du/ac).
- *Single-family Units.* As indicated previously, a total of 145 single-family units would be provided. Each single-family unit would be situated on an individual lot. The lot sizes will range from approximately 5,000 square feet to approximately 10,871 square feet.

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<sup>7</sup> Google Maps and City of Adelanto Zoning Map. Website accessed on August 28, 2023.

<sup>8</sup> Ibid.

<sup>9</sup> Ibid.

<sup>10</sup> Ibid.

<sup>11</sup> Ibid.

- *Proposed Floor Plan.* Each unit would consist of a single level and would contain either three or four bedrooms, depending on the floor plan (the fourth bedroom may be used as a family room or study). Each unit would also include two full baths and a private yard area.<sup>12</sup>
- *Amenities.* Project amenities would include a 12,016 square foot dog park and a 27,918 square foot mini park, both of which would be located next to Panther Avenue and would also serve as retention basins.
- *Parking.* Each single-family unit would be provided with a two-car garage. Additional parking would also be available in the driveway apron provided for each unit.
- *Utilities.* Sanitary sewer and water service would be provided to each lot in the subdivision. Sewer lines and water lines would be installed within the internal roadways.
- *Access and Internal Circulation.* Access would be provided by driveway connections with Auburn Avenue, Panther Avenue, and Muskrat Avenue. Access to the individual units would be provided by a number of internal 60-foot-wide internal streets.<sup>13</sup> These new streets would have a right-of-way width of 60 feet with two travel lanes (36 feet) and a parking lane on each side of the street (12-feet).

The site plan is shown in Exhibit 2-5. A project summary table is shown in Table 2-1.

**Table 2-1**  
**Project Summary**

Project Element	Description
Total Site Area	29-acres
Number of Units	145 du
Common Open Space	39,934 sq. ft.
Development Density	5.0 Units/acre
Minimum Lot Size	5,000 sq. ft.
Maximum Lot Size	10,871 sq. ft.

Source: Blue Engineering and Consulting, Inc. (Site Plan Map).

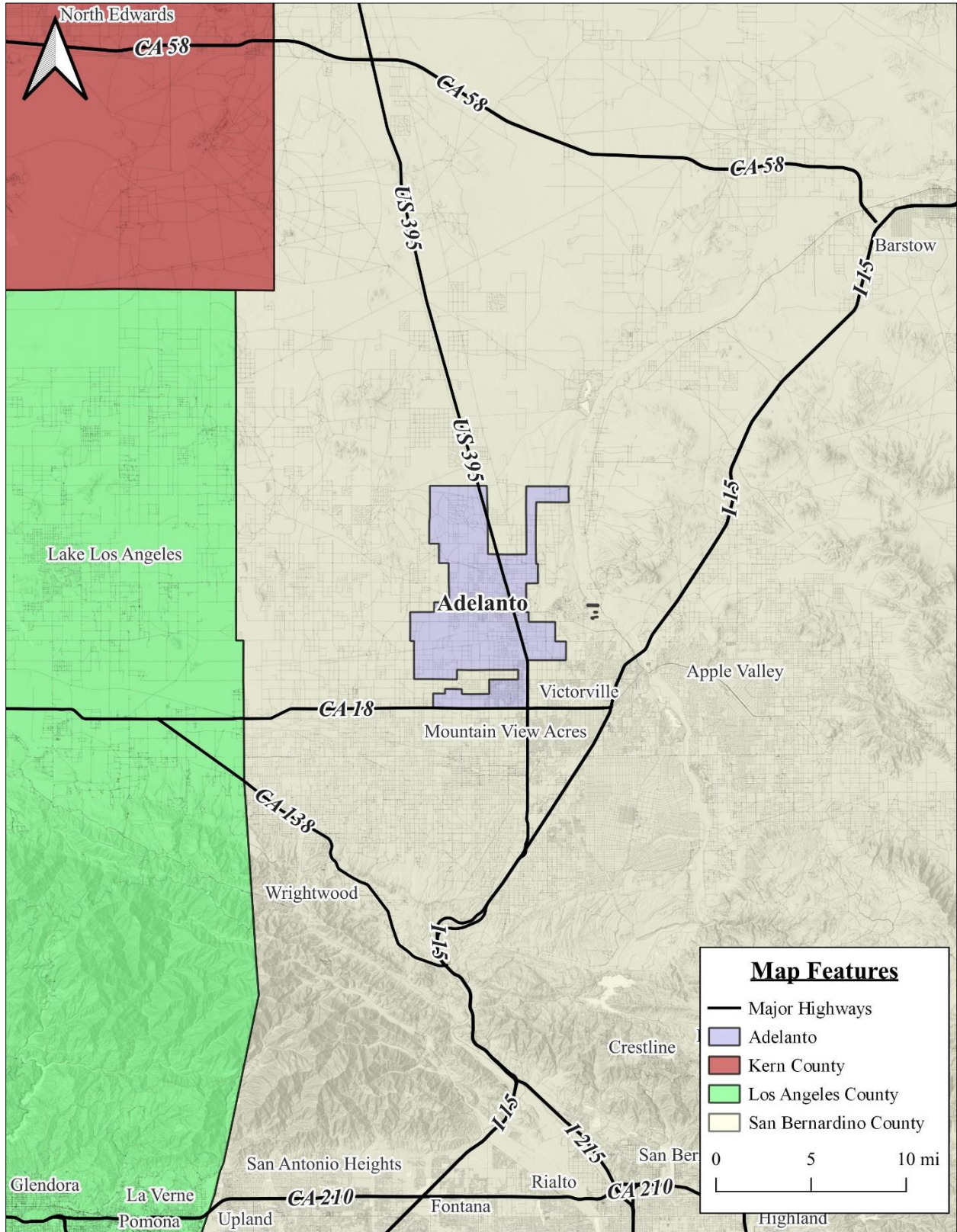
## OCCUPANCY CHARACTERISTICS OF THE PROPOSED PROJECT

The proposed project would involve the construction of 145 single-family units. The units would be “for sale” units. Assuming an average household size of 4.06 persons per unit, this average household size would translate into a total of 589 residents that would occupy the proposed 145 unit development.<sup>14</sup>

<sup>12</sup>Blue Engineering and Consulting, Inc. (Site Plan Map) and *City of Adelanto Comprehensive Application for Development Review and Land Use Approval TTM 15267*. August 28, 2023.

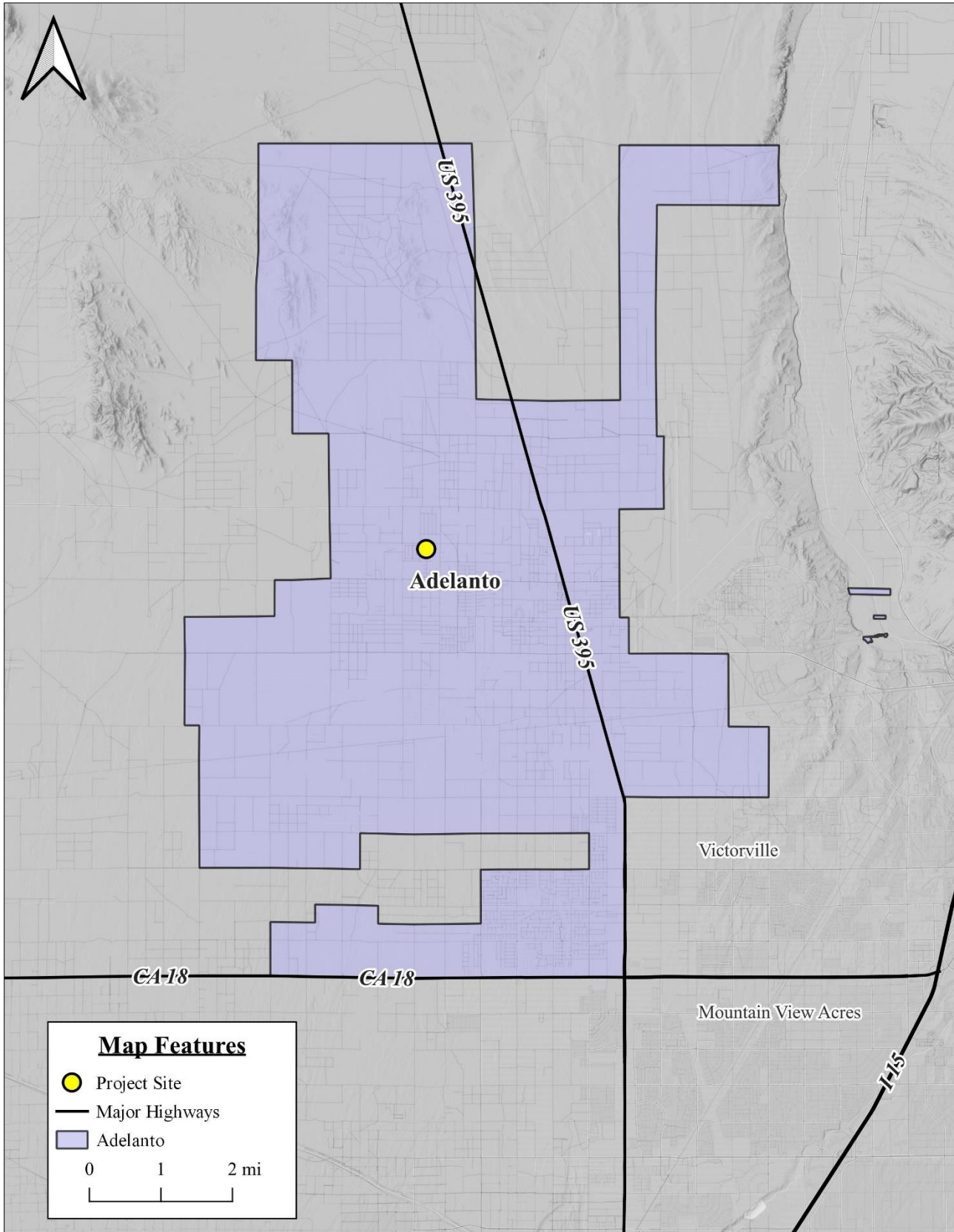
<sup>13</sup> Ibid.

<sup>14</sup> Ibid.

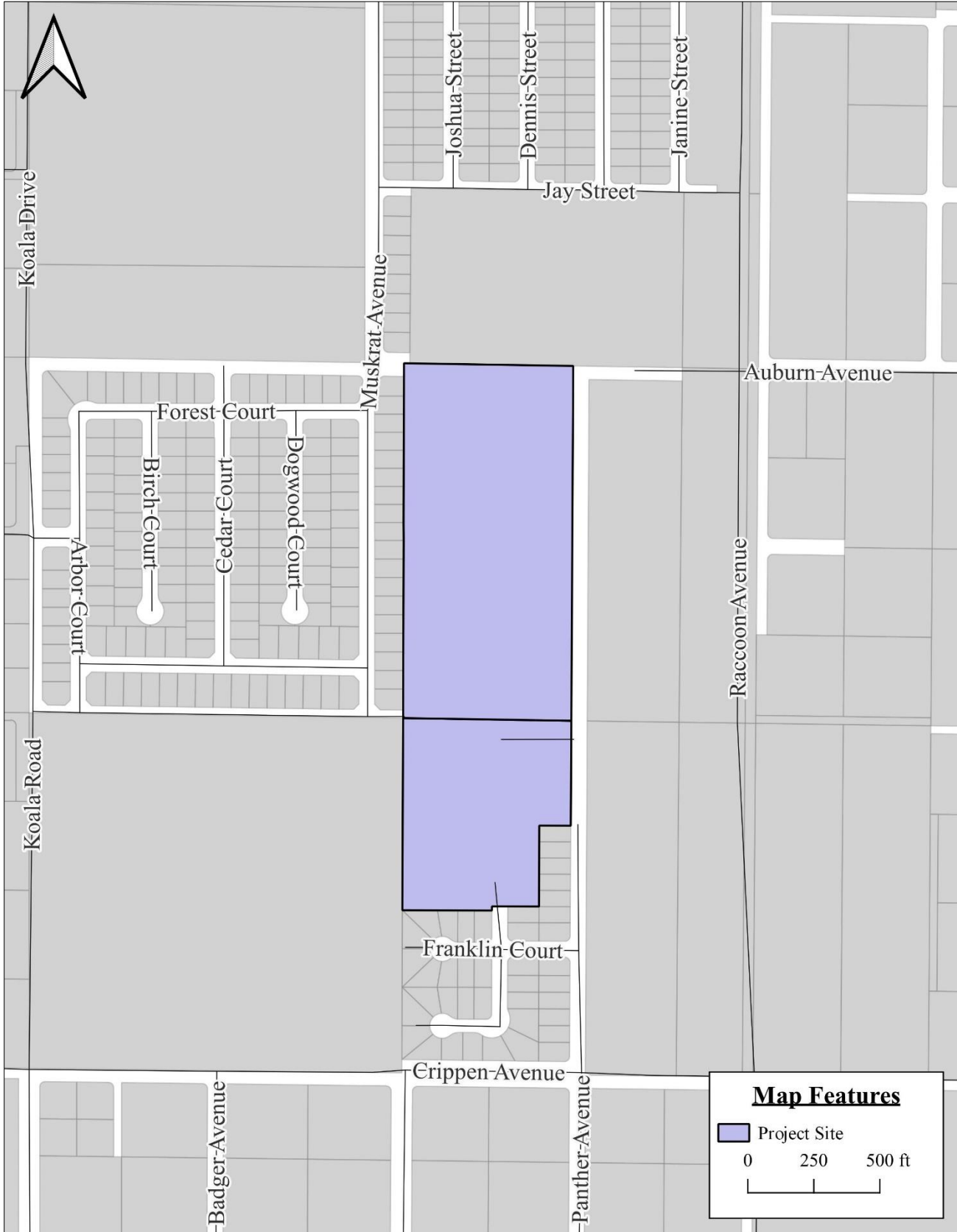


**EXHIBIT 2-1 REGIONAL MAP**  
 SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



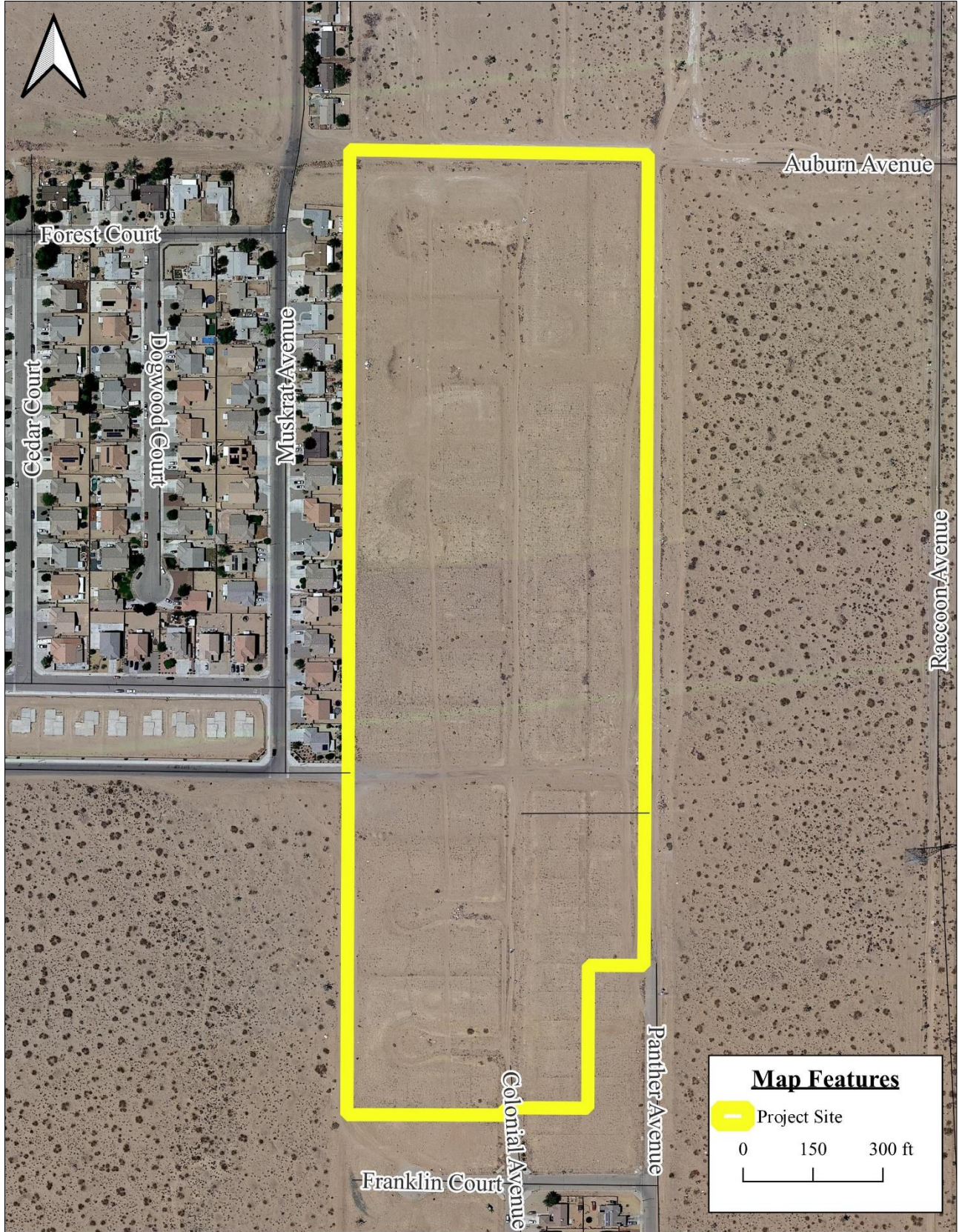


**EXHIBIT 2-2 CITYWIDE MAP**  
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



**EXHIBIT 2-3 LOCAL MAP**  
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

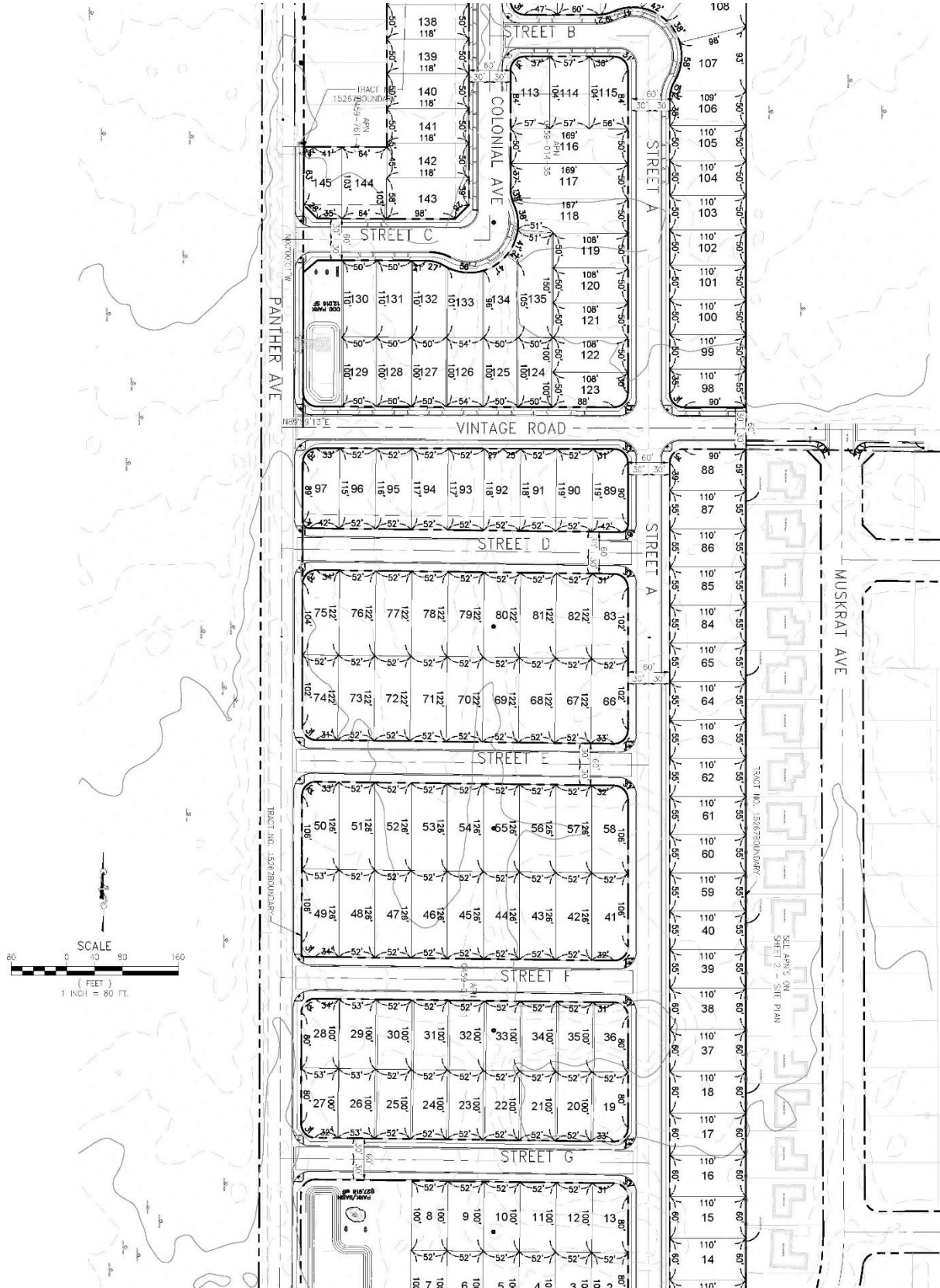




## EXHIBIT 2-4 AERIAL IMAGE OF PROJECT SITE

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING





**EXHIBIT 2-5 PROJECT SITE PLAN**  
 SOURCE: BLUE ENGINEERING AND CONSULTING, INC.



## CONSTRUCTION CHARACTERISTICS

The construction for the proposed project is assumed to commence in January 2025 and would take approximately twelve months to complete. The key construction tasks that would occur are outlined in the paragraphs below.

- *Task 1 Grading.* The project site would be graded and ready for construction. The site would be graded to a depth of approximately 6 inches. The typical heavy equipment used during this construction phase would include graders, bulldozers, offroad trucks, back-hoes, and trenching equipment.
- *Task 2 Site Preparation.* During this phase, the building footings, utility lines, and other underground infrastructure would be installed. The typical heavy equipment used during this construction phase would include bulldozers, offroad trucks, back-hoes, and trenching equipment.
- *Task 3 Building Construction.* The new housing units would be constructed during this phase. The typical heavy equipment used during this construction phase would include offroad trucks, cranes, and fork-lifts
- *Task 4 Paving and Finishing.* This concluding task would involve the paving and finishing. The typical heavy equipment used during this construction phase would include trucks, backhoes, rollers, pavers, and trenching equipment.

## 2.5 DISCRETIONARY ACTIONS

The project site is currently zoned as Single Family Residential (R-S1) and a zone change to Single Family Residential (R-S5) would be required in addition to the approval of a tentative tract map.<sup>15</sup> A general plan amendment (GPA) would also be required. The following discretionary approvals are required:

- The approval of a General Plan Amendment (GPA 23-07);
- The approval of a Zone Change (ZC 23-06)
- The approval of a Tentative Tract Map (TTM 15267);
- The approval of the Mitigated Negative Declaration (MND); and,
- The adoption of the Mitigation Monitoring and Reporting Program.



<sup>15</sup> Blue Engineering and Consulting, Inc. (Site Plan Map) and *City of Adelanto Comprehensive Application for Development Review and Land Use Approval (ZC 21-02, LDP 21-29, & TTM 20507)*. November 3, 2021.

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## SECTION 3 – ENVIRONMENTAL ANALYSIS

This section of the Initial Study analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this Initial Study include the following:

Aesthetics (Section 3.1);	Mineral Resources (Section 3.12);
Agricultural & Forestry Resources (Section 3.2);	Noise (Section 3.13);
Air Quality (Section 3.3);	Population & Housing (Section 3.14).
Biological Resources (Section 3.4);	Public Services (Section 3.15);
Cultural Resources (Section 3.5);	Recreation (Section 3.16);
Energy (Section 3.6);	Transportation (Section 3.17);
Geology & Soils (Section 3.7);	Tribal Cultural Resources (Section 3.18);
Greenhouse Gas Emissions; (Section 3.8);	Utilities (Section 3.19);
Hazards & Hazardous Materials (Section 3.9);	Wildfire (Section 3.20); and,
Hydrology & Water Quality (Section 3.10);	Mandatory Findings of Significance (Section 3.21).
Land Use & Planning (Section 3.11);	

### 3.1 AESTHETICS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the proposed project have an adverse effect on a scenic vista, except as provided in PRC Sec. 21099?				✘
B. Would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				✘
C. In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those that are experienced from a publicly accessible vantage point)? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				✘
D. Would the proposed project, except as provided in Public Resources Code Section 21099, create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✘	

### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on aesthetics if it results in any of the following:

- The proposed project would have an adverse effect on a scenic vista, except as provided in PRC Sec. 21099.
- The proposed project would have an adverse effect on scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
- The proposed project would 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. or,
- The proposed project would, except as provided in Public Resources Code Section 21099, create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

The evaluation of aesthetics and aesthetic impacts is generally subjective, and it typically requires the identification of key visual features in the area and their importance. The characterization of aesthetic impacts involves establishing the existing visual characteristics including visual resources and scenic vistas that are unique to the area. Visual resources are determined by identifying existing landforms (e.g., topography and grading), views (e.g., scenic resources such as natural features or urban characteristics), and existing light and glare characteristics (e.g., nighttime illumination). Changes to the existing aesthetic environment associated with the proposed project’s implementation are identified and *qualitatively*

evaluated based on the proposed modifications to the existing setting and the viewers' sensitivity. The project-related impacts are then compared to the context of the existing setting, using the threshold criteria discussed above.

**A. *Would the proposed project have an adverse effect on a scenic vista, except as provided in PRC Sec. 21099? • No Impact***

The proposed project would involve the development of 145 single-family residential units. Each single-family unit would consist of three-bedroom or four-bedroom floor plans. Each unit would also be provided with an enclosed two-car garage. The proposed project site consists of approximately 29 acres and it has two parcels. The first parcel is approximately 11.15 acres and the second parcel is approximately 19.08 acres. The parcel sizes would range from 5,000 square feet to 10,871 square feet. Project amenities would include a 12,016 square foot dog park and a 27,918 square foot mini park, both of which would be located next to Panther Avenue and would also serve as retention basins.<sup>16</sup>

The dominant scenic views from the project site include the views of the San Bernardino and San Gabriel Mountains, located 20 miles south and southeast of the site. Per the Adelanto North 2035 Comprehensive Sustainable Plan, the City of Adelanto has prominent viewsheds of the San Gabriel Mountains to the south, the Mojave River to the northeast, and the surrounding undeveloped land of the Mojave Desert. The proposed single level residential units would not impact these views. All of the buildings will consist of a single level and will be no more than 26-feet in height. *As a result, no impacts would occur.*

**B. *Would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? • No Impact.***

According to the California Department of Transportation, none of the adjacent streets are designated as scenic highways and there are no state or county designated scenic highways in the vicinity of the project site.<sup>17</sup> There are no officially designated highways located near the city. The nearest highways that are eligible for designation as a scenic highway include SR-2 (from SR-210 to SR-138), located 11 miles southwest of the City; SR-58 (from SR-14 to I-15), located 20 miles north of the City; SR-138 (from SR-2 to SR-18), located 13 miles south of the City; SR-173 (from SR-138 to SR-18), located 15 miles southeast of the City; and, SR-247 (from SR-62 to I-15), located 23 miles east of the City. The City of Adelanto 2035 Sustainable Plan identifies prominent view sheds within the City. These view sheds are comprised primarily of undeveloped desert land, the Mojave River, and distant views of the mountains.<sup>18</sup> Lastly, the project site does not contain any buildings listed in the State or National registrar. *As a result, no impacts would occur.*

<sup>16</sup> Blue Engineering and Consulting, Inc. (Site Plan Map) and *City of Adelanto Comprehensive Application for Development Review and Land Use Approval (ZC 21-02, LDP 21-29, & TTM 20507)*. November 3, 2021.

<sup>17</sup> California Department of Transportation. *Official Designated Scenic Highways*.

<sup>18</sup> MIG Hogle-Ireland. *Adelanto North 2035 Comprehensive Sustainable Plan*. August 27, 2014.

**C.** *In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those that are experienced from a 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? • No Impact*

There are no protected views in the vicinity of the project site and Adelanto does not contain any designated scenic vistas. In addition, the City does not have any zoning regulations or other regulations governing scenic quality other than the development standards for which the new housing units would be required to conform to. *As a result, no impacts would occur.*

**D.** *Would the proposed project, except as provided in Public Resources Code Section 21099, create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? • Less than Significant Impact*

Project-related sources of nighttime light would include parking area exterior lights, security lighting, and vehicular headlights. The proposed project will not expose any sensitive receptors to daytime or nighttime light trespass since the project will be in conformance with Section 17.15.050(E)(5) - Lighting of the City of Adelanto Municipal Code. The project site is zoned for single family land uses. The nearest sensitive receptors to the project site are residential land uses located to the west of the site. The Applicant will be required to submit a photometric study to the City for review and approval. Adherence with this City requirement will reduce the potential impacts. *As a result, the impacts would be less than significant.*

## **CUMULATIVE IMPACTS**

The potential for cumulative aesthetic impacts is typically site specific. The nearest related project is a residential subdivision located south of Chamberlaine Way and west of Rhode Island Street. As a result, no cumulative aesthetic impacts would result.

## **MITIGATION MEASURES**

The analysis of aesthetics indicated that no impact on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

### 3.2 AGRICULTURE & FORESTRY RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses?				✘
B. Would the project conflict with existing zoning for agricultural uses, or a Williamson Act Contract?				✘
C. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				✘
D. Would the project result in the loss of forest land or conversion of forest land to a non-forest use?				✘
E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to a non-forest use?				✘

#### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on agriculture and forestry resources if it results in any of the following:

- The proposed project would 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.
- The proposed project would conflict with existing zoning for agricultural use, or a Williamson Act contract.
- The proposed project would 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)).
- The proposed project would result in the loss of forest land or conversion of forest land to non-forest use.
- The proposed project would 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.

The California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) was

established in 1982 to track changes in agricultural land use and to help preserve areas of Important Farmland. It divides the state's land into eight categories of land use designation based on soil quality and existing agriculture uses to produce maps and statistical data. These maps and data are used to help preserve productive farmland and to analyze impacts on farmland. Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance are all Important Farmland and are collectively referred to as Important Farmland in this analysis. The highest rated Important Farmland is Prime Farmland. The California Land Conservation Act of 1965, or the Williamson Act, allows a city or county government to preserve agricultural land or open space through contracts with landowners. The County has areas that are currently agriculture preserves under contract with San Bernardino County through the Williamson Act of 1965. Contracts last 10 years and are automatically renewed unless a notice of nonrenewal is issued.

**A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses? • No Impact.**

The proposed project would involve the development of 145 single-family residential units. Each single-family unit would consist of three-bedroom or four-bedroom floor plans. Each unit would also be provided with an enclosed two-car garage. The proposed project site consists of approximately 29 acres and it has two parcels. The first parcel is approximately 11.15 acres and the second parcel is approximately 19.08 acres. The lot sizes would range from 5,000 square feet to 10,871 square feet. Project amenities would include a 12,016 square foot dog park and a 27,918 square foot mini park, both of which would be located next to Panther Avenue and would also serve as retention basins.<sup>19</sup>

According to the California Department of Conservation, the project site does not contain any areas of Farmland of Statewide Importance, and no agricultural uses are located onsite or adjacent to the property. 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 impacts would occur.*

**B. Would the project conflict with existing zoning for agricultural uses, or a Williamson Act Contract? • No Impact.**

The project site is currently zoned for single-family development and there are no agricultural uses located within the site that would be affected by the project's implementation. According to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract.<sup>20</sup> No impacts on existing Williamson Act Contracts will result from the proposed project's implementation. *As a result, no impacts would occur.*

<sup>19</sup> Blue Engineering and Consulting, Inc. (Site Plan Map) and *City of Adelanto Comprehensive Application for Development Review and Land Use Approval (ZC 21-02, LDP 21-29, & TTM 20507)*. November 3, 2021.

<sup>20</sup> California Department of Conservation. *State of California Williamson Act Contract Land*. [ftp://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA\\_2012\\_8x11.pdf](ftp://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA_2012_8x11.pdf).



**C.** *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?* • *No Impact.*

There are no forest lands or timber lands located within or adjacent to the site. Furthermore, the site's existing zoning designation of Single Family Residential (R-S1) does not contemplate forest land or timber land uses. *As a result, no impacts would occur.*

**D.** *Would the project result in the loss of forest land or conversion of forest land to a non-forest use?* • *No Impact.*

No forest lands are located within the project site. The proposed use will be restricted to the site and will not affect any land under the jurisdiction of the Bureau of Land Management (BLM). As a result, no loss or conversion of forest lands to urban uses will result from the proposed project's implementation. *As a result, no impacts would occur.*

**E.** *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to a non-forest use?* • *No Impact.*

The project would not involve the disruption or damage of the existing environment that would result in a loss of farmland to non-agricultural use or conversion of forest land to non-forest use because there are no agricultural uses or protected forest lands within the proposed project site. No farmland or forest area conversion impacts will result from the proposed project's implementation. *As a result, no impacts would occur.*

## **CUMULATIVE IMPACTS**

According to the California Department of Conservation, the City of Adelanto does not contain any areas that contain soils of Farmland of Statewide Importance. As a result, no cumulative impacts on agricultural or forestry resources are anticipated.

## **MITIGATION MEASURES**

The analysis of agricultural and forestry resources indicated that no impact on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

### 3.3 AIR QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with or obstruct implementation of the applicable air quality plan?				✘
B. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?			✘	
C. Would the project expose sensitive receptors to substantial pollutant concentrations?				✘
D. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✘	

#### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on air quality if it results in any of the following:

- The proposed project would conflict with or obstruct implementation of the applicable air quality plan.
- The proposed project would 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.
- The proposed project would expose sensitive receptors to substantial pollutant concentrations.
- The proposed project would result in other emissions (such as those leading to odors adversely affecting a substantial number of people).

The Mojave Desert Air Quality Management District (MDAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for the criteria pollutants listed below. Projects in the Mojave Desert Air Basin (MDAB) generating construction and operational-related emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA.

- *Ozone (O<sub>3</sub>)* is a nearly colorless gas that irritates the lungs, and damages materials and vegetation. Ozone is formed a by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon Monoxide (CO)* is a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain and is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust. The threshold is 548 pounds per day of carbon monoxide (CO).

- *Nitrogen Oxide (NO<sub>x</sub>)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NO<sub>x</sub> is formed when nitric oxide (a pollutant from burning processes) combines with oxygen. The daily threshold is 137 pounds per day of nitrogen oxide (NO<sub>x</sub>).
- *Sulfur Dioxide (SO<sub>2</sub>)* is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Health effects include acute respiratory symptoms. The daily threshold is 137 pounds per day of sulfur oxides (SO<sub>x</sub>).
- *PM<sub>10</sub> and PM<sub>2.5</sub>* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles since fine particles can more easily cause irritation. The daily threshold is 82 pounds per day of PM<sub>10</sub> and 65 pounds per day of PM<sub>2.5</sub>.
- *Reactive Organic Gasses (ROG)* refers to organic chemicals that, with the interaction of sunlight photochemical reactions may lead to the creation of “smog.” The daily threshold is 137 pounds per day of ROG.

## ANALYSIS OF ENVIRONMENTAL IMPACTS

### A. *Would the project conflict with or obstruct implementation of the applicable air quality plan? • No Impact.*

The proposed project would involve the development of 145 single-family residential units. Each single-family unit would consist of three-bedroom or four-bedroom floor plans. Each unit would also be provided with an enclosed two-car garage. The proposed project site consists of approximately 29 acres and it has two parcels. The first parcel is approximately 11.15 acres and the second parcel is approximately 19.08 acres. The lots sizes would range from 5,000 square feet to 10,871 square feet. Project amenities would include a 12,016 square foot dog park and a 27,918 square foot mini park, both of which would be located next to Panther Avenue and would also serve as retention basins. Sanitary sewer and water service would be provided to each lot in the subdivision. Access would be provided by driveway connections with Auburn Avenue, Panther Avenue, and Muskrat Avenue. The project site is currently zoned as Single Family Residential (R-S1) and a Zone Change to Single Family Residential (R-S5) would be required in addition to the approval of a tentative tract map.<sup>21</sup> A general plan amendment (GPA) would also be required.

The City is located within the Mojave Desert Air Basin (MDAB) and is under the jurisdiction of the Mojave Desert Air Quality Management District (MDAQMD). The MDAQMD covers the majority of the MDAB. The MDAB is an assemblage of mountain ranges interspersed with long broad valleys that often contain dry lakes. The MDAB is separated from the Southern California coastal and central California valley regions by mountains (highest elevation approximately 10,000 feet).

According to the Growth Forecast Appendix prepared by SCAG for the 2016-2040 RTP/SCS, the City of Adelanto is projected to add a total of 38,900 new residents through the year 2040.<sup>22</sup> The proposed project will potentially result in an additional 589 residents. Therefore, the proposed project is not in conflict with

<sup>21</sup> Blue Engineering and Consulting, Inc. (Site Plan Map) and *City of Adelanto Comprehensive Application for Development Review and Land Use Approval (ZC 21-02, LDP 21-29, & TTM 20507)*. November 3, 2021.

<sup>22</sup> Southern California Association of Governments. *Regional Transportation Plan/Sustainable Communities Strategy 2016-2040. Demographics & Growth Forecast*. April 2016.

the growth projections established for the City by SCAG. The project’s construction emissions would be below the thresholds of significance established by the MDAQMD (the project’s daily construction emissions are summarized in Table 3-1 included in the next section). In addition, the proposed project’s long-term (operational) airborne emissions will be below levels that the MDAQMD considers to be a significant impact (refer to Table 3-2 included in the next section). No conformity impacts will occur. *As a result, no impacts would occur.*

**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? • Less than Significant Impact.**

According to the MDAQMD, any project is significant if it triggers or exceeds the daily emissions threshold identified previously and noted at the bottom of Tables 3-1 and 3-2. In general, a project will have the potential for a significant air quality impact if any of the following are met:

- Generates total emissions (direct and indirect) that exceeds the MDAQMD thresholds (the proposed project emissions are less than the thresholds as indicated in Tables 3-1 and 3-2);
- Results in a violation of any ambient air quality standard when added to the local background (the proposed project will not result, in any violation of these standards);
- Does not conform with the applicable attainment or maintenance plan(s) (the proposed project is in conformance with the City’s Zoning and General Plan); and,
- Exposes sensitive receptors to substantial pollutant concentrations, including those resulting in a cancer risk greater than or equal to 10 in a million and/or a Hazard Index (HI) (non-cancerous) greater than or equal to 1 (the proposed project will not expose sensitive receptors to substantial pollutant concentrations nor is the site located near any sensitive receptors).

The proposed project’s construction and operation would not lead to a violation of the above-mentioned criteria. The analysis of daily construction and operational emissions was prepared utilizing the California Emissions Estimator Model (CalEEMod V.2022.1.1.18). For air quality modeling purposes, a 13-month construction period was assumed. As shown in Table 3-1, daily construction emissions will not exceed the MDAQMD significance thresholds. The short-term construction emissions will be limited to those emissions generated during project construction.

**Table 3-1  
 Estimated Daily Construction Emissions**

Construction Phase	ROG	NOx	CO	SOx	PM10	PM2.5
Maximum Daily Emissions	32.34	31.73	31.15	0.061	21.25	11.41
Daily Thresholds	137	137	548	137	82	65
Significant Impact?	No	No	No	No	No	No

Source: CalEEMod V.2022.1.1.18

Long-term emissions refer to those air quality impacts that will occur once the proposed project has been constructed and is operational. These impacts will continue over the operational life of the project. The two main sources of operational emissions include mobile emissions and area-wide emissions. The operational

emissions assumed that all of the buildings were occupied and in operation. The analysis of long-term operational impacts summarized in Table 3-2 also used the CalEEMod V.2022.1.1.18 computer model. The analysis summarized in Table 3-2 indicates that the operational (long-term) emissions will be below the MDAQMD daily emissions thresholds.

**Table 3-2**  
**Estimated Operational Emissions in lbs./day**

<b>Emission Source</b>	<b>ROG</b>	<b>NOx</b>	<b>CO</b>	<b>SO<sub>2</sub></b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
Total (lbs./day)	14.36	8.04	72.39	0.1559	12.74	3.38
Daily Thresholds	137	137	548	137	82	65
Significant Impact?	No	No	No	No	No	No

Source: CalEEMod.2022.1.1.18

As indicated in Tables 3-1 and 3-2, the impacts are considered to be less than significant. In addition, the MDAQMD Rule Book contains numerous regulations governing various activities undertaken within the district. In addition, the MDAQMD has rules and regulations for controlling fugitive dust during construction. Future construction truck drivers must also adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel-powered vehicles to less than five minutes.<sup>3</sup> Adherence to the aforementioned standard condition will minimize odor impacts from diesel trucks. *Adherence to these rules and regulations would reduce potential impacts to levels that are less than significant.*

**C. Would the project expose sensitive receptors to substantial pollutant concentrations? • No Impact.**

According to the MDAQMD, residences, schools, daycare centers, playgrounds, and medical facilities are considered sensitive receptor land uses.<sup>23</sup> The nearest sensitive receptor includes the homes located to the east of Muskrat Avenue. The following project types proposed for sites within the specified distance to an existing or planned (zoned) sensitive receptor land use must be evaluated:

- Any industrial project within 1,000 feet;
- A distribution center (40 or more trucks per day) within 1,000 feet;
- A major transportation project (50,000 or more vehicles per day) within 1,000 feet;
- A dry cleaner using perchloroethylene within 500 feet; and,
- A gasoline dispensing facility within 300 feet.

The project is a proposal to construct 145 single-family units within the site. The project as proposed does not meet the aforementioned criteria listed above. *As a result, no impacts would occur.*

**D. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? • Less than Significant Impact.**

The MDAQMD Rule Book contains numerous regulations governing various activities undertaken within the MDAB. Among these regulations is Rule 403.2 – Fugitive Dust Control for the Mojave Desert Planning Area, which was adopted in 1996 for the purpose of controlling fugitive dust. Adherence to Rule 403.2

<sup>23</sup> Southern California Association of Governments. *Regional Transportation Plan/Sustainable Communities Strategy 2016-2040. Demographics & Growth Forecast.* April 2016.

regulations is required for all projects undertaken within the MDAB.

These regulations are outlined below:

- (2) The owner or operator of any Construction/Demolition source shall:
  - (a) Use periodic watering for short-term stabilization of Disturbed Surface Area to minimize visible fugitive dust emissions. For purposes of this Rule, use of a water truck to maintain moist disturbed surfaces and actively spread water during visible dusting episodes shall be considered sufficient to maintain compliance;
  - (b) Take actions sufficient to prevent project-related Track out onto paved surfaces;
  - (c) Cover loaded haul vehicles while operating on Publicly Maintained paved surfaces;
  - (d) Stabilize graded site surfaces upon completion of grading when subsequent development is delayed or expected to be delayed more than thirty days, except when such a delay is due to precipitation that dampens the disturbed surface sufficiently to eliminate Visible Fugitive Dust emissions;
  - (e) Cleanup project-related Track out or spills on Publicly Maintained paved surfaces within twenty-four hours; and,
  - (f) Reduce non-essential Earth-Moving Activity under High Wind conditions. For purposes of this Rule, a reduction in Earth-Moving Activity when visible dusting occurs from moist and dry surfaces due to wind erosion shall be considered sufficient to maintain compliance.

*Adherence to the aforementioned regulations will reduce potential impacts to levels that are less than significant.*

## **CUMULATIVE IMPACTS**

The nearest related project is a residential subdivision located south of Chamberlaine Way and west of Rhode Island Street. The proposed project would consist of 75 single-family lots. This related project is located approximately 2,300 feet to the east of the proposed project site. The analysis of long-term operational cumulative impacts also used the CalEEMod V.2022.1.1.18 computer model. The analysis indicated that the operational emissions of the related project would be 54% of those of the proposed project. The combined emissions of the proposed project and the related project would still be under thresholds of significance. As a result, no significant cumulative air quality impacts are anticipated.

## **MITIGATION MEASURES**

The analysis of air quality impacts indicated that the projected emissions would be below the MDAQMD's thresholds of significance. As a result, no mitigation is required.

### 3.4 BIOLOGICAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
<b>A.</b> Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		<b>×</b>		
<b>B.</b> Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				<b>×</b>
<b>C.</b> Would the project have a substantial adverse effect on State or Federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				<b>×</b>
<b>D.</b> Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				<b>×</b>
<b>E.</b> Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				<b>×</b>
<b>F.</b> Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?				<b>×</b>

### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:

- The proposed project would 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 Wildlife or U.S. Fish and Wildlife Service.
- The proposed project would have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service.
- The proposed project would 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.



- The proposed project would 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.
- The proposed project would conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- The proposed project would conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Sensitive biological resources include a variety of plant and animal species that are specialized and endemic to a particular habitat type. Due to loss of habitat, some of these species have been designated by either, or both, the federal and state government resource agencies as threatened or endangered. Species listed as threatened include those whose numbers have dropped to such low levels and/or whose populations are so isolated that the continuation of the species could be jeopardized. Endangered species are those with such limited numbers or subject to such extreme circumstances that they are considered in imminent danger of extinction. Other government agencies and resource organizations also identify sensitive species, those that are naturally rare and that have been locally depleted and put at risk by human activities. While not in imminent danger of jeopardy or extinction, sensitive species are considered vulnerable and can become candidates for future listing as threatened or endangered.

**A.** *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? • Less than Significant Impact with Mitigation.*

The proposed project would involve the development of 145 single-family residential units. Each single-family unit would consist of three-bedroom or four-bedroom floor plans. Each unit would also be provided with an enclosed two-car garage. The proposed project site consists of approximately 29 acres and it has two parcels. The first parcel is approximately 11.15 acres and the second parcel is approximately 19.08 acres. The lot sizes would range from 5,000 square feet to 10,871 square feet. Project amenities would include a 12,016 square foot dog park and a 27,918 square foot mini park, both of which would be located next to Panther Avenue and would also serve as retention basins. Sanitary sewer and water service would be provided to each lot in the subdivision. The project site is currently zoned as Single Family Residential (R-S1) and a zone change to Single Family Residential (R-S5) would be required in addition to the approval of a tentative tract map.<sup>24</sup>

The proposed project site is located in an area that supports a mix of developed and undeveloped land in the middle of the City of Adelanto. The land surrounding the site is composed of a mosaic of undeveloped, vacant land and residential developments. The site is bounded immediately by undeveloped, vacant land to the north and west, Chamberlaine Way and undeveloped and developed land to the south, and a residential development to the east. The site itself is almost entirely undeveloped but has been heavily impacted by grading and weed abatement activities that were required by the City. According to the geotechnical study

<sup>24</sup> Blue Engineering and Consulting, Inc. (Site Plan Map) and *City of Adelanto Comprehensive Application for Development Review and Land Use Approval (ZC 21-02, LDP 21-29, & TTM 20507)*. November 3, 2021.



that was prepared for the site, onsite soils consisted of undocumented fill atop alluvial deposits. The undocumented fill ranged from 2 to 5 feet in thickness and was composed of silty sand in a medium dense to dense state. The geotechnical report also noted that the fill was highly weathered, burrowed, and vegetated. The underlying alluvial soils were composed of silty to clayey sand, poorly graded sand, and sandy silt which were medium dense/stiff to very dense/hard. Soils onsite have been compacted and disturbed by anthropogenic disturbances.<sup>25</sup> Due to past disturbance, no native plant communities or natural communities of special concern were observed on or adjacent to the project site. The project site consists primarily of vacant, undeveloped land that has been subject to a variety of anthropogenic disturbances, including weed abatement activities that were required by the City. These disturbances have eliminated and/or greatly disturbed the natural plant communities that historically occurred within the immediate vicinity of the project site. No native plant communities will be impacted from implementation of the proposed project. No natural plant communities occur within the boundaries of the project site. The site supports one (1) land cover types that would be classified as disturbed. The disturbed portions of the site vary in vegetative density from unvegetated to densely vegetated with early successional and non-native plant species.<sup>26</sup>

Due to historic and existing land uses, no native plant communities or natural communities of special concern were observed on or adjacent to the project site. The project site consists primarily of vacant, undeveloped land that has been subject to a variety of anthropogenic disturbances, including grading and weed abatement activities that were required by the City. These disturbances have eliminated and/or greatly disturbed the natural plant communities that historically occurred within the immediate vicinity of the project site. No native plant communities will be impacted from implementation of the proposed project. No natural plant communities occur within the boundaries of the project site. The site supports one (1) land cover types that would be classified as disturbed. On-site vegetation density varies from unvegetated to minimally vegetated, and the site supports very few perennial plants since being entirely devegetated during grading. Common plant species observed on-site include hoary saltbush (*Atriplex canescens*), rubber rabbitbrush (*Ericameria nauseosa*), burrobush (*Ambrosia dumosa*), creosote (*Larrea tridentata*), Mediterranean grass (*Schismus barbatus*), Mediterranean mustard (*Hirschfeldia incana*), western ragweed (*Ambrosia pilostachya*), and Russian thistle (*Salsola tragus*).

Plant communities provide foraging habitat, nesting/denning sites, and shelter from adverse weather or predation. This section provides a discussion of those wildlife species that were observed or are expected to occur within the project site. The discussion is to be used a general reference and is limited by the season, time of day, and weather conditions in which the field investigation was conducted. Wildlife detections were based on calls, songs, scat, tracks, burrows, and direct observation.

The project site provides limited habitat for wildlife species except those adapted to a high degree of anthropogenic disturbances and development.

- *Fish*. No fish or hydrogeomorphic features (e.g., perennial creeks, ponds, lakes, reservoirs) that would provide suitable habitat for fish were observed on or within the vicinity of the project site. Therefore, no fish are expected to occur and are presumed absent from the project site.

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<sup>25</sup>ELMT Consulting, Inc. *29 Acre Site Biological Resources Assessment*. April 30, 2022.

<sup>26</sup> Ibid.

- *Amphibians*. No amphibians or hydrogeomorphic features (e.g., perennial creeks, ponds, lakes, reservoirs) that would provide suitable habitat for amphibian species were observed on or within the vicinity of the project site. Therefore, no amphibians are expected to occur on the project site and are presumed absent.
- *Reptiles*. The survey area provides limited foraging and cover habitat for local reptile species adapted to conditions within the Mojave Desert. The only reptilian species observed was western side-blotched lizard (*Uta stansburiana elegans*). Common reptilian species that could be expected to occur include Great Basin fence lizard (*Sceloporus occidentalis longipes*), Great basin gopher snake (*Pituophis catenifer deserticola*), and red racer (*Coluber flagellum pice*).
- *Birds*. The project site and surrounding area provide suitable foraging and nesting habitat for bird species adapted to conditions within the Mojave Desert, especially those that are also adapted to urban environments. Bird species detected during the field investigation include house finch (*Haemorhous mexicanus*), common raven (*Corvus corax*), white-crowned sparrow (*Zonotrichia leucophrys*), California horned lark (*Eremophila alpestris actia*), northern mockingbird (*Mimus polyglottos*), rock pigeon (*Columba livia*), and European starling (*Sturnus vulgaris*).
- *Mammals*. The survey area provides suitable foraging and cover habitat for mammalian species adapted to conditions within the Mojave Desert. Mammalian species detected during the field investigation include kangaroo rat (*Dipodomys* sp.), California ground squirrel (*Otospermophilus beecheyi*), and desert cottontail (*Sylvilagus audubonii*). Additional common mammalian species that could be expected to occur include black-tailed jackrabbit (*Lepus californicus*), coyote (*Canis latrans*), and feral domestic cat (*Felis catus*), which was observed off-site to the east following the field investigation.
- *Nesting Birds*. No active nests or birds displaying nesting behavior were observed during the field survey, which was conducted outside of breeding season. Due to routine disturbance, the lack of natural habitats, and general barrenness, the project site provides limited nesting opportunities for year-round and seasonal avian residents, as well as migrating songbirds that could occur in the area that area adapted to urban environments. No raptors are expected to nest on-site due to lack of suitable nesting opportunities. Nesting birds are protected pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3513 prohibit the take, possession, or destruction of birds, their nests or eggs). If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction.

The project site is not located within federally designated Critical Habitat. Further, the nearest Critical Habitat designations is located approximately 5.5 miles to the east for southwestern willow flycatcher (*Empidonax traillii extimus*). Therefore, no impacts to federally designated Critical Habitat will occur from implementation of the proposed project.<sup>27</sup>

Nesting birds are protected pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and

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<sup>27</sup> ELMT Consulting, Inc. *29 Acre Site Biological Resources Assessment*. April 30, 2022.

Game Code (Sections 3503, 3503.5, 3511, and 3513 prohibit the take, possession, or destruction of birds, their nests or eggs). As a result, the following mitigation measure will be required:

- If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a no-disturbance buffer. The size of the no-disturbance buffer will be determined by the wildlife biologist and will depend on the level of noise and/or surrounding anthropogenic disturbances, line of sight between the nest and the construction activity, type and duration of construction activity, ambient noise, species habituation, and topographical barriers. These factors will be evaluated on a case-by-case basis when developing buffer distances. Limits of construction to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of nest areas. A biological monitor should be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area can occur.<sup>28</sup>

*The above mitigation measure would reduce the impacts to levels that are less than significant.*

**B.** *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? • No Impact.*

The USFWS NWI and the USGS National Hydrography Dataset were reviewed to determine if any blueline streams or riverine resources have been documented on the project site. Based on this review, no blueline streams or riverine resources have been identified on the project site. The project site does not support any discernible drainage courses, inundated areas, wetland features, or hydric soils that would be considered jurisdictional by the Corps, Regional Board, or CDFW. A query of the NWI database determined that no potential blueline streams, riverine, or other aquatic resources occur within or adjacent to the project site. Therefore, project activities will not result in impacts to Corps, Regional Board, or CDFW jurisdictional areas and regulatory approvals will not be required.<sup>29</sup> *As a result, no impacts would occur.*

**C.** *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? • No Impact.*

No wetland areas or riparian habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations. A review of the USFWS National Wetlands

<sup>28</sup> ELMT Consulting, Inc. *29 Acre Site Biological Resources Assessment*. April 30, 2022.

<sup>29</sup> Ibid.

Inventory, Wetlands Mapper confirmed that there are no wetlands or riparian habitat present within in the site. The nearest wetland lies on the property adjacently north of the site, where an intermittent stream, that is dry majority of the year, transects the northwest border and continues south west. Therefore, the proposed project will have no impact on federally protected wetlands as defined by Section 404 of the CWA. The site's utility as a wetland or riparian habitat is constrained by the presence of adjacent roadways and existing developments in the surrounding areas.<sup>30</sup> *As a result, no impacts would occur.*

**D.** *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites? • No Impact.*

Wildlife corridors are similar to linkages but provide specific opportunities for animals to disperse or migrate between areas. A corridor can be defined as a linear landscape feature of sufficient width to allow animal movement between two comparatively undisturbed habitat fragments. Adequate cover is essential for a corridor to function as a wildlife movement area. It is possible for a habitat corridor to be adequate for one species yet still inadequate for others. Wildlife corridors are features that allow for the dispersal, seasonal migration, breeding, and foraging of a variety of wildlife species. Additionally, open space can provide a buffer against both anthropogenic disturbance and natural fluctuations in resources. According to the San Bernardino County General Plan, the project site has not been identified as occurring within a Wildlife Corridor or Linkage.

As designated by the San Bernardino County General Plan Open Space Element, major open space areas documented in the vicinity of the project site include the Mojave River located approximately 5.4 miles east of the site. The site is separated from this identified regional wildlife corridors and linkages by existing development and roadways, and undeveloped land, and there are no riparian corridors or creeks connecting the project site to these areas. The undeveloped land in the immediate vicinity of the project site provides local wildlife movement opportunities for wildlife species moving through the immediate area; however, the project site does not function as a major wildlife movement corridor or linkage. As such, implementation of the proposed project is not expected to have a significant impact to wildlife movement opportunities or prevent local wildlife movement through the area since there is ample habitat adjacent to the project site to support wildlife movement opportunities.<sup>31</sup> *As a result, no impacts would occur.*

**E.** *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? • No Impact.*

Joshua Trees are protected under Chapter 17.57 – Biotic Resources of the City of Adelanto's Municipal Code. In addition, the City of Adelanto enforces Title 8, Division 9 of San Bernardino County Code, which requires that every Joshua Tree proposed for removal be inspected by the City to assure the Joshua tree is not a "specimen" class tree requiring preservation and transplantation. Joshua trees are also considered a significant resource under the California Environmental Quality Act (CEQA) and are included in the Desert

<sup>30</sup> ELMT Consulting, Inc. *29 Acre Site Biological Resources Assessment*. April 30, 2022.

<sup>31</sup> Ibid.

Plant Protection Act, Food, and Agricultural Code (80001 – 80006). Based on the site surveys, there are no Joshua Trees present on the site.<sup>32</sup> *As a result, no impacts would occur.*

**F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

- *No Impact.*

Under the federal Endangered Species Act, “Critical Habitat” is designated at the time of listing of a species or within one year of listing. Critical Habitat refers to specific areas within the geographical range of a species at the time it is listed that include the physical or biological features that are essential to the survival and eventual recovery of that species. The designation of Critical Habitat does not affect private landowners, unless a project they are proposing is on federal lands, uses federal funds, or requires federal authorization or permits (e.g., funding from the Federal Highways Administration or a Clean Water Act Permit from the United States Army Corps of Engineers). If there is a federal nexus, then the federal agency that is responsible for providing the funding or permit would consult with the USFWS. The project site is not located within federally designated Critical Habitat. Further, the nearest Critical Habitat designations is located approximately 5.5 miles east of the project site for southwestern willow flycatcher (*Empidonax traillii extimus*).<sup>33</sup> *Therefore, no impacts would occur.*

## CUMULATIVE IMPACTS

The site’s future development will lead to an incremental and permanent loss of habitat. As indicated in the analysis, the site’s development activities are not expected to have an impact on any special status species based on the results of the on-site surveys. Furthermore, loss of approximately 29-acres of disturbed creosote bush habitat is not expected to be a significant cumulative impact given the presence of this community throughout the Mojave Desert. As a result, no cumulative impacts on biological resources are anticipated.

## MITIGATION MEASURES

The analysis of biological impacts determined that the following mitigation measures would be required to reduce the project’s impacts to levels that would be less than significant.

- BIO-1** If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a no-disturbance buffer. The size of the no-disturbance buffer will be determined by the wildlife biologist and will depend on the level of noise and/or surrounding anthropogenic disturbances, line of sight between the nest and the construction activity, type and duration of construction activity, ambient noise, species habituation, and topographical

<sup>32</sup> Ibid.

<sup>33</sup> ELMT Consulting, Inc. *29 Acre Site Biological Resources Assessment*. April 30, 2022.

barriers. These factors will be evaluated on a case-by-case basis when developing buffer distances. Limits of construction to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of nest areas. A biological monitor should be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area can occur.

### 3.5 CULTURAL RESOURCES

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

#### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on cultural resources if it results in any of the following:

- The proposed project would cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5.
- The proposed project would cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.
- The proposed project would disturb any human remains, including those interred outside of formal cemeteries.

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a General Plan or historic preservation ordinance. In addition, a site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. To be considered eligible for the National Register, a property’s significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements. Specific criteria include the following:

- Districts, sites, buildings, structures, and objects that are associated with the lives of significant persons in or past;
- Districts, sites, buildings, structures, and objects that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or,
- Districts, sites, buildings, structures, and objects that have yielded or may be likely to yield, information important in history or prehistory.



Ordinarily, properties that have achieved significance within the past 50 years are not considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A religious property deriving primary significance from architectural or artistic distinction or historical importance;
- Districts, sites, buildings, structures, and objects that are associated with events that have made a significant contribution to the broad patterns of our history;
- A building or structure removed from its original location that is significant for architectural value, or which is the surviving structure is associated with a historic person or event;
- A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life;
- A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;
- A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
- A property achieving significance within the past 50 years if it is of exceptional importance.<sup>34</sup>

The State has established *California Historical Landmarks* that include sites, buildings, features, or events that are of statewide significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value. *California Points of Historical Interest* has a similar definition, except they are deemed of local significance.

## ANALYSIS OF ENVIRONMENTAL IMPACTS

**A.** *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines? • No Impacts.*

The proposed project would involve the development of 145 single-family residential units. Each single-family unit would consist of three-bedroom or four-bedroom floor plans. Each unit would also be provided with an enclosed two-car garage. The proposed project site consists of approximately 29 acres and it has two parcels. The first parcel is approximately 11.15 acres and the second parcel is approximately 19.08 acres. The lot sizes would range from 5,000 square feet to 10,871 square feet. Project amenities would include a 12,016 square foot dog park and a 27,918 square foot mini park, both of which would be located next to Panther Avenue and would also serve as retention basins.<sup>35</sup>

<sup>34</sup> U. S. Department of the Interior, National Park Service. National Register of Historic Places. <http://nrhp.focus.nps.gov>. 2010.

<sup>35</sup> Blue Engineering and Consulting, Inc. (Site Plan Map) and *City of Adelanto Comprehensive Application for Development Review and Land Use Approval (ZC 21-02, LDP 21-29, & TTM 20507)*. November 3, 2021.



A search of the National Register of Historic Places and the list of California Historical Resources was conducted, and it was determined that no historic resources were listed within the City of Adelanto.<sup>36</sup> The proposed project will not affect any structures or historical resources listed on the National or State Register or those identified as being eligible for listing on the National or State Register. Furthermore, the project site is not present on the list of historic resources identified by the State Office of Historic Preservation (SHPO).<sup>37</sup> The proposed project will be limited to the project site and will not affect any structures or historical resources listed on the National or State Register or those identified as being eligible for listing on the National or State Register. Furthermore, the project site is not present on the list of historic resources identified by the State Office of Historic Preservation (SHPO). No signs of human habitation nor any cemeteries are apparent within or near the project, and no signs of development on the parcel appear on any historic aerial map reviewed, nor on later USGS maps. According to the cultural report prepared for the project, no mitigation is required. *As a result, no impacts would occur.*

**B. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines? • No Impact.***

The Uto-Aztecan “Serrano” people occupied the western Mojave Desert periphery. Artificial disturbances have resulted from modern refuse dumping, off-road vehicle use, and mechanical grading and stockpiling. No historic-period or prehistoric cultural resources of any kind were discovered during the field survey. Therefore, no significant impacts related to archaeological or historical resources is anticipated and no further investigations are recommended for the proposed project.

On September 1, 2021, DUKE CRM submitted a request for a records search by the South Central Coastal Information Center (SCCIC). The SCCIC located at the California State University, Fullerton is part of the California Historical Resources Information System (CHRIS). The records search included a review of all recorded cultural resources within a ½-mile radius of the Project, as well as a review of known cultural resource survey and excavation reports. Record search results were received on November 18, 2021. The records search identified one cultural resource within ½ mile of the Project. Resource P-36- 007090 is located approximately 1,475 feet southeast of the Project. The resource is a small scatter of historic trash, including discarded and miscellaneous metal. Additionally, the SCCIC identified three cultural reports within the Project, however only one was available to the SCCIC staff due to COVID- 19 closures.<sup>38</sup>

Additionally, an inquiry to the Native American Heritage Commission (NAHC) was submitted to ascertain the presence of known sacred sites, Native American cultural resources, and/or human remains within the boundaries of the proposed Project. On October 5, 2021, the NAHC indicated that there have been no Native American cultural resources identified within the Sacred Lands File for the Project location.<sup>39</sup> DUKE C R M conducted a review of online historical aerial photographs and historic USGS quad maps

<sup>36</sup> U. S. Department of the Interior, National Park Service. *National Register of Historic Places*. <http://focus.nps.gov/nrhp>. Secondary Source: California State Parks, Office of Historic Preservation. *Listed California Historical Resources*. Website accessed December 4, 2021.

<sup>37</sup> California Department of Parks and Recreation. *California Historical Resources*. Website [http:// ohp.parks.ca.gov/ ListedResources](http://ohp.parks.ca.gov/ListedResources). Website accessed on December 4, 2021.

<sup>38</sup> DUKE Cultural Resources Management. *Cultural/Paleontological Resources Assessment for 29 Acre Project*. May 22, 2022.

<sup>39</sup> Ibid.

utilizing UCSB FrameFinder, historicaerials.com, and USGS Historical Topographic Map Explorer. The *San Bernardino* 1:125,000 scale map from 1952 does not show any trails, roads, buildings or structures within Section 29. The *San Bernardino* 1:125,000 scale map does not show any roads, trails, or buildings within the site.<sup>40</sup>

The project is considered to have a low potential to impact paleontological resources. The project is located on Holocene age (*Qa*) sediments. The nearest paleontologically significant resource is about 3.9 miles away from the Project site at a depth of 10 to 11 ft in older sediments (*Qsh*), not the sediments within the current project. The sediment within the project boundary has the potential to preserve remains, but due to the young age it is unlikely paleontologically significant remains will be uncovered. The project is anticipated to disturb sediments to a maximum depth of six feet. Given that the sediments are Holocene and the unconsolidated alluvium has maximum depth of 100 feet, it is unlikely any significant paleontological resources will be uncovered. Therefore, no mitigation is recommended for paleontological resources. *As a result, no impacts would result.*

**C. *Would the project disturb any human remains, including those interred outside of dedicated cemeteries? • No Impact.***

There are no dedicated cemeteries located in the vicinity of the project site.<sup>41</sup> The proposed project will be restricted to the project site and therefore will not affect any dedicated cemeteries in the vicinity. Notwithstanding, the following mitigation is mandated by the California Code of Regulations (CCR) Section 15064.5(b)(4):

“A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.”

Additionally, Section 5097.98 of the Public Resources Code states:

“In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with (b) Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not

<sup>40</sup> DUKE Cultural Resources Management. *Cultural/Paleontological Resources Assessment for 29 Acre Project*. May 22, 2022.

subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.”

Adherence to the aforementioned standard condition will address potential impacts. *As a result, no impacts would result.*

## **CUMULATIVE IMPACTS**

The analysis determined that the site’s future development will not result in any impacts on cultural resources for the related project site. Such impacts are typical site specific. The cultural resources survey and the analysis indicated that in the event previously undocumented cultural resources are identified during earthmoving activities, a qualified archaeologist should be contacted to assess the nature and significance of the find. The analysis further stated that project-related construction activities shall be diverted from the location of the discovery until the finding’s significance is established. As a result, no cumulative impacts on cultural resources are anticipated.

## **MITIGATION MEASURES**

The cultural analysis determined that no impacts would occur. As a result, no mitigation is required.

### 3.6 ENERGY

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

#### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on energy resources if it results in any of the following:

- The proposed project would result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during the proposed project’s construction or operation.
- The proposed project would conflict with or obstruct a State or local plan for renewable energy or energy efficiency.

Energy and natural gas consumption were estimated using default energy intensities by building type in CalEEMod. In addition, it was assumed the new buildings would be constructed pursuant to the 2022 CALGreen standards, which was considered in the CalEEMod inputs.

A. *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?* • *Less than Significant Impact.*

#### ANALYSIS OF ENVIRONMENTAL IMPACTS

The proposed project would involve the development of 145 single-family residential units. Each single-family unit would consist of three-bedroom or four-bedroom floor plans. Each unit would also be provided with an enclosed two-car garage. The proposed project site consists of approximately 29 acres and it has two parcels. The first parcel is approximately 11.15 acres and the second parcel is approximately 19.08 acres. The parcel sizes would range from 5,000 square feet to 10,871 square feet. Project amenities would include a 12,016 square foot dog park and a 27,918 square foot mini park, both of which would be located next to Panther Avenue and would also serve as retention basins. Sanitary sewer and water service would be provided to each lot in the subdivision. The project site is currently zoned as Single Family Residential

(R-S1) and a zone change to Single Family Residential (R-S5) would be required in addition to the approval of a tentative tract map.<sup>42</sup> A general plan amendment (GPA) would also be required.

The proposed project site is served by the Southern California Edison Company which provides electrical service to the project area and the Southern California Gas Company which provides natural gas service. Electrical service in the City of Adelanto is supplied by the Southern California Edison Company (SCE) while natural gas service is provided by the Southwest Gas Company. The City is home to a number of initiatives designed to promote clean solar power generation. The Adelanto Solar Power Project is expected to produce an average of 20,000 megawatt hours annually and is an important element of the Los Angeles Department of Water and Power’s (LADWP’s) power supply transformation from fossil fuels to more renewable energy sources. The Adelanto Solar Power Project is being built on a 42-acre site at LADWP’s Adelanto Switching Station. Clean Focus now owns and operates a 3.75-megawatt solar project (solar generation facility) that sells electricity to the SCE under the California Renewable Energy Small Tariff program. A number of other solar projects, such as the 1,197-acre Baldy Mesa Solar Power Project, are in the planning stages.

Table 3-3 provided on the following page includes an estimate of electrical and natural gas consumption for the proposed project. As indicated in the table, the project is estimated to consume approximately 886,448 kilowatt (kWh) per year of electricity and 43,928 therms of natural gas.

**Table 3-3**  
**Estimated Annual Energy Consumption**

Project	Consumption Rate	Total Project Consumption
Electrical Consumption	6,518 kWh/unit/year	886,448 kWh/year total
Natural Gas Consumption	323 therms/unit/year	43,928 therms/year total

Source: Southern California Edison and Southern California Gas Company.

It is important to note that the new residential units will include energy efficient fixtures. In addition, the energy consumption rates do not reflect the more stringent 2020 California Building and Green Building Code requirements. The proposed project will be constructed in accordance with the City’s Building Code and with Part 6 and Part 11 of Title 24 of the California Code of Regulations. *As a result, the impacts would be less than significant.*

**B. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency? • Less Than Significant Impact.**

On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code) which became effective on January 1, 2011. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now requires that new buildings reduce water consumption, employ building commissioning to increase building system

<sup>42</sup> Blue Engineering and Consulting, Inc. (Site Plan Map) and *City of Adelanto Comprehensive Application for Development Review and Land Use Approval (ZC 21-02, LDP 21-29, & TTM 20507)*. November 3, 2021.



efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The proposed project as well as any future development within the remainder of the project site will be required to conform to all pertinent energy conservation requirements. While the proposed project is a privately owned commercial use, the implementation of similar programs would prove effective in reducing potential energy consumption. The proposed project will be required to comply with all pertinent Title 24 requirements along with other Low Impact Development (LID) requirements. *As a result, the potential impacts will be less than significant.*

### **CUMULATIVE IMPACTS**

The nearest related project is a residential subdivision located south of Chamberlaine Way and west of Rhode Island Street. The proposed related project would consist of 75 single-family lots and would potentially consume approximately 448,850 kilowatt (kWh) per year of electricity and 24,225 therms of natural gas. This projected consumption is approximately half of that anticipated for the proposed project. The proposed project will be required to comply with all pertinent Title 24 requirements along with other Low Impact Development (LID) requirements. As a result, the potential impacts will be less than significant.

### **MITIGATION MEASURES**

The analysis determined that the proposed residential development would not lead to any significant adverse environmental impacts. As a result, no mitigation is required.

### 3.7 GEOLOGY & SOILS

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

#### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on geology and soils if it results in any of the following:

- The proposed project would, directly or indirectly, cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42); strong seismic ground shaking; seismic-related ground failure, including liquefaction; and, landslides?
- The proposed project would result in substantial soil erosion or the loss of topsoil.
- The proposed project would be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.
- The proposed project would 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.

- The proposed project would have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.
- The proposed project would directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

The proposed project's potential seismic and soils risk was evaluated in terms of the site's proximity to earthquake faults and unstable soils.

## ANALYSIS OF ENVIRONMENTAL IMPACTS

**A.** *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, 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; strong seismic ground shaking; seismic-related ground failure, including liquefaction; or landslides? • Less than Significant Impact.*

The proposed project would involve the development of 145 single-family residential units. Each single-family unit would consist of three-bedroom or four-bedroom floor plans. Each unit would also be provided with an enclosed two-car garage. The lot sizes would range from 5,000 square feet to 10,871 square feet. Project amenities would include a 12,016 square foot dog park and a 27,918 square foot mini park, both of which would be located next to Panther Avenue and would also serve as retention basins. Sanitary sewer and water service would be provided to each lot in the subdivision. Access would be provided by driveway connections with Auburn Avenue, Panther Avenue, and Muskrat Avenue. There are no addresses that have been assigned to the property at this time.<sup>43</sup>

The City of Adelanto is located in a seismically active region. Earthquakes from several active and potentially active faults in the Southern California region could affect the proposed project site. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake. The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The closest fault to the project site is the Mirage Valley Fault Zone, which is located approximately 9.5 miles northwest of the City.<sup>44</sup> Surface ruptures are visible instances of horizontal or vertical displacement, or a combination of the two. The amount of ground shaking depends on the intensity of the earthquake, the duration of shaking, soil conditions, type of building, and distance from epicenter or fault. The potential impacts from fault rupture and ground shaking are considered no greater for the project site than for the surrounding areas given the distance between the site and the fault trace. Other potential seismic issues include ground failure and liquefaction. Ground failure is the loss in stability of the ground and includes landslides, liquefaction, and lateral spreading. The project site is located in a moderate liquefaction zone.<sup>45</sup> The risk for liquefaction

<sup>43</sup> Blue Engineering and Consulting, Inc. (Site Plan Map) and City of Adelanto Comprehensive Application for Development Review and Land Use Approval (ZC 21-02, LDP 21-29, & TTM 20507). November 3, 2021.

<sup>44</sup> California Department of Conservation. *Fault Activity Map of California*. <https://maps.conservation.ca.gov/cgs/fam/>

<sup>45</sup> San Bernardino County. *Multi-Jurisdictional Hazard Mitigation Plan* - July 13, 2017.

is no greater on-site than it is for the region. *As a result, the impacts would be less than significant.*

**B. *Would the project result in substantial soil erosion or the loss of topsoil? • Less than Significant Impact.***

According to the geotechnical study that was prepared for the site, onsite soils consisted of undocumented fill atop alluvial deposits. The undocumented fill ranged from 2 to 5 feet in thickness and was composed of silty sand in a medium dense to dense state. The geotechnical report also noted that the fill was highly weathered, burrowed, and vegetated. The underlying alluvial soils were composed of silty to clayey sand, poorly graded sand, and sandy silt which were medium dense/stiff to very dense/hard. Soils onsite have been compacted and disturbed by anthropogenic disturbances.<sup>46</sup> Once occupied, the project site would be paved over and landscaped, which would minimize soil erosion. The project's construction will not result in soil erosion. Chapter 17.93 - Erosion and Sediment Control, of the municipal code regulates erosion and sediment control. The project Applicant will be required to adhere to the regulations outlined in Section 17.93.050 – Soil Erosion and Sediment Control Plan. These regulations are as follows:

- No land clearing or grading other than those activities listed as exemptions by this chapter or as determined by the Director of Public Works shall occur unless the said land clearing or grading is in compliance with an approved Soil Erosion and Sediment Control Plan and/or Permit issued in accordance with the provisions of this chapter.
- A Soil Erosion and Sediment Control Plan shall be submitted and approved in accordance with the provisions of this chapter prior to the issuance of building permits, soil erosion and sediment control permits, grading permits or any other permit where, in the opinion of the Director of Public Works, erosion can reasonably be expected to occur.
- Soil Erosion and Sediment Control Plans shall include the measures required by this chapter. Additional measures or modifications of proposed measures may be required by the Director of Public Works prior to the approval of a Soil Erosion and Sediment Control Plan.
- The Director of Public Works shall specify the application requirement for Soil Erosion and Sediment Control Plans and Permits including, but not limited to:
  - Requirements for the submittal of plans and supporting data as required by the Director of Public Works to accompany applications for Soil Erosion and Sediment Control Plans and/or Permits;
  - Licensing and/or certification requirements for those preparing Soil Erosion and Sediment control Plan and/or Permit submittal; and,
  - The incorporation and coordination of Soil Erosion Control Plans and/or Permits with other plan requirements.

In addition, stormwater discharges from construction activities that disturb one or more acres, or smaller sites disturbing less than one acre that are part of a common plan of development or sale, are regulated under the National Pollutant Discharge Elimination System (NPDES) stormwater permitting program. Prior to the start of construction, construction operators must obtain coverage under a NPDES permit,

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<sup>46</sup>ELMT Consulting, Inc. *29 Acre Site Biological Resources Assessment*. April 30, 2022.

which is administered by the State. In order to obtain an NPDES permit, the project Applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP). The County has identified sample construction Best Management Practices (BMPs) that may be included in the mandatory SWPPP. These construction BMPs are as follows:<sup>47</sup>

- *Stockpiling of Soil.* County Ordinance requires operators to preserve native topsoil on-site unless infeasible and protect all soil storage piles from run-on and runoff. For smaller stockpiles, covering the entire pile with a tarp may be sufficient.
- *Protecting Construction Materials from Run-On and Runoff.* At the end of every workday and during precipitation events, contractors must provide cover for materials that could leach pollutants.
- *Designating Waste Disposal Areas.* Clearly identify separate waste disposal areas on-site for hazardous waste, construction waste, and domestic waste by designating with signage, and protect from run-on and runoff.
- *Installing Perimeter Controls on Downhill Lot Line.* Install perimeter controls such as sediment filter logs or silt fences around the downhill boundaries of your site.
- *Maintaining a Stabilized Exit Pad.* Minimize sediment track-out from vehicles exiting your site by maintaining an exit pad made of crushed rock spread over geotextile fabric. If sediment track-out occurs, remove deposited sediment by the end of the same work day.

The use of construction Best Management Practices (BMPs) identified in the mandatory SWPPP will prevent soil erosion and the discharge of sediment into the local storm drains during the project's construction phase. *As a result, the impacts would be less than significant.*

**C. *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?* • *Less than Significant Impact.***

According to the geotechnical study that was prepared for the site, onsite soils consisted of undocumented fill atop alluvial deposits. The undocumented fill ranged from 2 to 5 feet in thickness and was composed of silty sand in a medium dense to dense state. The geotechnical report also noted that the fill was highly weathered, burrowed, and vegetated. The underlying alluvial soils were composed of silty to clayey sand, poorly graded sand, and sandy silt which were medium dense/stiff to very dense/hard. Soils onsite have been compacted and disturbed by anthropogenic disturbances.<sup>48</sup> Once occupied, the project site would be paved over and landscaped, which would minimize soil erosion.<sup>49</sup> The project's construction will not result in soil erosion since the project's contractors must implement the construction BMPs identified in the mandatory SWPPP. The BMPs will minimize soil erosion and the discharge of sediment off-site. Additionally, the project site is not located within an area that could be subject to landslides or

<sup>47</sup> San Bernardino County. *Erosion Control and Pollution Prevention for General Construction Sites.*  
[http://www.sbcounty.gov/Uploads/lus/BandS/PreConstErosionControl/Erosion\\_Control\\_Flyer.pdf](http://www.sbcounty.gov/Uploads/lus/BandS/PreConstErosionControl/Erosion_Control_Flyer.pdf)

<sup>48</sup> ELMT Consulting, Inc. *29 Acre Site Biological Resources Assessment.* April 30, 2022.

<sup>49</sup> Ibid.

liquefaction.<sup>50</sup>

Lateral spreading is a phenomenon that is characterized by the horizontal, or lateral, movement of the ground. Lateral spreading could be liquefaction induced or can be the result of excess moisture within the underlying soils. Liquefaction induced lateral spreading will not affect the proposed project because the site is not located in an area that is subject to liquefaction. Therefore, lateral spreading caused by liquefaction will not affect the project. The soils that underlie the project site possess a low potential for shrinking and swelling. Soils that exhibit certain shrink swell characteristics become sticky when wet and expand according to the moisture content present at the time. Since the soils have a low shrink-swell potential, lateral spreading resulting from an influx of groundwater is slim. The likelihood of lateral spreading will be further reduced since the project's implementation will not require grading and excavation that would extend to depths required to encounter groundwater. In addition, the project will not result in the direct extraction of groundwater located below ground surface (BGS) since the project will be connected to the City's water system. The soils that underlie the project site are not prone to subsidence. Subsidence occurs via soil shrinkage and is triggered by a significant reduction in an underlying groundwater table, thus causing the earth on top to sink.<sup>51</sup> No groundwater will be drained to accommodate the construction of the proposed project. Moreover, the project will not result in the direct extraction of groundwater located below ground surface (BGS). *As a result, the impacts would be less than significant.*

**D. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012), creating substantial direct or indirect risks to life or property? • Less than Significant Impact.**

According to the geotechnical study that was prepared for the site, onsite soils consisted of undocumented fill atop alluvial deposits. The undocumented fill ranged from 2 to 5 feet in thickness and was composed of silty sand in a medium dense to dense state. The geotechnical report also noted that the fill was highly weathered, burrowed, and vegetated. The underlying alluvial soils were composed of silty to clayey sand, poorly graded sand, and sandy silt which were medium dense/stiff to very dense/hard. Soils onsite have been compacted and disturbed by anthropogenic disturbances.<sup>52</sup> The shrinking and swelling of soils is influenced by the amount of clay present in the underlying soils.<sup>53</sup> If soils consist of expansive clay, damage to foundations and structures may occur. A minimal amount of clay is present in Bryman Loamy Fine Sand soils. All soils that are unsuitable for development will be removed during the project's grading phase. *As a result, the impacts would be less than significant.*

**E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? • No Impact.**

The proposed project will connect to the City's sanitary sewer system. As a result, no impacts associated

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<sup>50</sup> Ibid.

<sup>51</sup> Subsidence Support. *What Causes House Subsidence?* <http://www.subsidencesupport.co.uk/what-causes-subsidence.html>

<sup>52</sup>ELMT Consulting, Inc. *29 Acre Site Biological Resources Assessment*. April 30, 2022.

<sup>53</sup> Natural Resources Conservation Service Arizona. *Soil Properties Shrink/Swell Potential*. [http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2\\_065083](http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2_065083)



with the use of septic tanks will occur as part of the proposed project's implementation. *As a result, no impacts would result.*

**F. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? • No Impact**

The project is considered to have a low potential to impact paleontological resources. The project is located on Holocene age (*Qa*) sediments. The nearest paleontologically significant resource is about 3.9 miles away from the Project site at a depth of 10 to 11 ft in older sediments (*Qsh*), not the sediments within the current project. The sediment within the project boundary has the potential to preserve remains, but due to the young age it is unlikely paleontologically significant remains will be uncovered. The project is anticipated to disturb sediments to a maximum depth of six feet. Given that the sediments are Holocene and the unconsolidated alluvium has maximum depth of 100 feet, it is unlikely any significant paleontological resources will be uncovered. Therefore, no mitigation is recommended for paleontological resources. *As a result, no impacts would occur.*

### **CUMULATIVE IMPACTS**

The potential cumulative impacts with respect to geology and soils are typically site specific. In addition, the analysis completed for the proposed project determined the analysis determined that the site's development would not lead to any significant adverse cumulative environmental impacts on geology and soils. As a result, no cumulative impacts are anticipated.

### **MITIGATION MEASURES**

The analysis determined that no impacts on geology would result from the project's implementation. As a result, no mitigation is required.

### 3.8 GREENHOUSE GAS EMISSIONS

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

#### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on greenhouse gas emissions if it results in any of the following:

- The proposed project would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- The proposed project would conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

The proposed project site is located on a site that is currently vacant and undisturbed. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler. However, emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above natural levels. These man-made GHG will have the effect of warming atmospheric temperatures with the attendant impacts of changes in the global climate, increased sea levels, and changes to the worldwide biome. The major GHG that influence global warming are described below.

- *Water Vapor.* Water vapor is the most abundant GHG present in the atmosphere. While water vapor is not considered a pollutant, while it remains in the atmosphere it maintains a climate necessary for life. Changes in the atmospheric concentration of water vapor is directly related to the warming of the atmosphere rather than a direct result of industrialization. As the temperature of the atmosphere rises, more water is evaporated from ground storage (rivers, oceans, reservoirs, soil). Because the air is warmer, the relative humidity can be higher (in essence, the air is able to “hold” more water when it is warmer), leading to more water vapor in the atmosphere. As a GHG, the higher concentration of water vapor is then able to absorb more thermal indirect energy radiated from the Earth, thus further warming the atmosphere. When water vapor increases in the atmosphere, more of it will eventually also condense into clouds, which are more able to reflect incoming solar radiation. This will allow less energy to reach the Earth’s surface thereby affecting surface temperatures.

- *Carbon Dioxide (CO<sub>2</sub>)*. The natural production and absorption of CO<sub>2</sub> is achieved through the terrestrial biosphere and the ocean. Manmade sources of CO<sub>2</sub> include the burning coal, oil, natural gas, and wood. Since the industrial revolution began in the mid-1700's, these activities have increased the atmospheric concentrations of CO<sub>2</sub>. Prior to the industrial revolution, concentrations were fairly stable at 280 parts per million (ppm). The International Panel on Climate Change (IPCC Fifth Assessment Report, 2014) Emissions of CO<sub>2</sub> from fossil fuel combustion and industrial processes contributed about 78% of the total GHG emissions increase from 1970 to 2010, with a similar percentage contribution for the increase during the period 2000 to 2010.
- *Methane (CH<sub>4</sub>)*. CH<sub>4</sub> is an extremely effective absorber of radiation, although its atmospheric concentration is less than that of CO<sub>2</sub>. Methane's lifetime in the atmosphere is brief (10 to 12 years), compared to some other GHGs (such as CO<sub>2</sub>, N<sub>2</sub>O, and Chlorofluorocarbons (CFCs)). CH<sub>4</sub> has both natural and anthropogenic sources. It is released as part of the biological processes in low oxygen environments, such as in swamplands or in rice production (at the roots of the plants). Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of methane. Other human-related sources of methane production include fossil-fuel combustion and biomass burning.
- *Nitrous Oxide (N<sub>2</sub>O)*. Concentrations of N<sub>2</sub>O also began to increase at the beginning of the industrial revolution. In 1998, the global concentration of this GHG was documented at 314 parts per billion (ppb). N<sub>2</sub>O is produced by microbial processes in soil and water, including those reactions which occur in fertilizer containing nitrogen. In addition to agricultural sources, some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to its atmospheric load. It is also commonly used as an aerosol spray propellant.
- *Chlorofluorocarbons (CFC)*. CFCs are gases formed synthetically by replacing all hydrogen atoms in methane or ethane (C<sub>2</sub>H<sub>6</sub>) with chlorine and/or fluorine atoms. CFCs are nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (the level of air at the Earth's surface). CFCs have no natural source but were first synthesized in 1928. It was used for refrigerants, aerosol propellants, and cleaning solvents. Due to the discovery that they are able to destroy stratospheric ozone, a global effort to halt their production was undertaken and in 1989 the European Community agreed to ban CFCs by 2000 and subsequent treaties banned CFCs worldwide by 2010. This effort was extremely successful, and the levels of the major CFCs are now remaining level or declining. However, their long atmospheric lifetimes mean that some of the CFCs will remain in the atmosphere for over 100 years.
- *Hydrofluorocarbons (HFC)*. HFCs are synthetic man-made chemicals that are used as a substitute for CFCs. Out of all the GHGs, they are one of three groups with the highest global warming potential. The HFCs with the largest measured atmospheric abundances are (in order), HFC-23 (CHF<sub>3</sub>), HFC-134a (CF<sub>3</sub>CH<sub>2</sub>F), and HFC-152a (CH<sub>3</sub>CHF<sub>2</sub>). Prior to 1990, the only significant emissions were HFC-23. HFC-134a use is increasing due to its use as a refrigerant. Concentrations of HFC-23 and HFC-134a in the atmosphere are now about 10 parts per trillion (ppt) each. Concentrations of HFC-152a are about 1 ppt. HFCs are manmade and used for applications such as automobile air conditioners and refrigerants.
- *Perfluorocarbons (PFC)*. PFCs have stable molecular structures and do not break down through the chemical processes in the lower atmosphere. High-energy ultraviolet rays about 60 kilometers above Earth's surface are able to destroy the compounds. Because of this, PFCs have very long

lifetimes, between 10,000 and 50,000 years. Two common PFCs are tetrafluoromethane (CF<sub>4</sub>) and hexafluoroethane (C<sub>2</sub>F<sub>6</sub>). Concentrations of CF<sub>4</sub> in the atmosphere are over 70 ppt. The two main sources of PFCs are primary aluminum production and semiconductor manufacturing.

- *Sulfur Hexafluoride (SF<sub>6</sub>)*. SF<sub>6</sub> is an inorganic, odorless, colorless, nontoxic, nonflammable gas. SF<sub>6</sub> has the highest global warming potential of any gas evaluated; 23,900 times that of CO<sub>2</sub>. Concentrations in the 1990s were about 4 ppt. Sulfur hexafluoride is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

The MDAQMD mass emissions threshold is 100,000 tons (90,720 metric tons (MT)) CO<sub>2</sub>e per year.

## ANALYSIS OF ENVIRONMENTAL IMPACTS

**A. *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? • Less than Significant Impact.***

The proposed project would involve the development of 145 single-family residential units. Each single-family unit would consist of three-bedroom or four-bedroom floor plans. Each unit would also be provided with an enclosed two-car garage. The proposed project site consists of approximately 29 acres and it has two parcels. The lot sizes would range from 5,000 square feet to 10,871 square feet. The project site is currently zoned as Single Family Residential (R-S1) and a zone change to Single Family Residential (R-S5) would be required in addition to the approval of a tentative tract map.<sup>54</sup> A general plan amendment (GPA) would also be required.

As indicated in Table 3-4, the project's operational CO<sub>2</sub>E emissions are estimated to be 1,600.51 MTCO<sub>2</sub>E, which is below the aforementioned thresholds. The project's construction would result in a generation of 192.66 MTCO<sub>2</sub>E per year. When amortized over a 30-year period, these emissions decrease to 6.42 MTCO<sub>2</sub>E per year. These amortized construction emissions were added to the project's operational emissions to calculate the project's true GHG emissions. As shown in the table, the project's total operational emissions would be 1,606.93 MTCO<sub>2</sub>E per year, which is still below the threshold of 100,000 MTCO<sub>2</sub>E per year for residential projects. The GHG emissions estimates reflect what a 145-unit subdivision of the same location and description would generate once fully operational. The type of activities that may be undertaken once the project is operational have been predicted and accounted for in the model for the selected land use type. *As a result, the impacts would be less than significant.*

<sup>54</sup> Blue Engineering and Consulting, Inc. (Site Plan Map) and *City of Adelanto Comprehensive Application for Development Review and Land Use Approval (ZC 21-02, LDP 21-29, & TTM 20507)*. November 3, 2021.

**Table 3-4  
 Greenhouse Gas Emissions Inventory**

Source	GHG Emissions (Metric Tons/Year)			
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> E
Construction Emissions	562.05	0.0223	<b>0.0132</b>	565.39
Long-Term – Mobile Emissions	2,276.4	0.0844	0.1071	2,314.1
Long-Term - Area Emissions	1.7958	0.0001	--	1.8021
Long-Term - Energy Emissions	506.99	0.0378	0.0025	508.66
Long-Term - Total Emissions	2,855.0	1.5721	0.1147	2,932.5
<b>Significant Threshold</b>				<b>3,000</b>

Source: CalEEMod V.2022.1.1.18

Furthermore, as mentioned in Section 3.17, Transportation, the projected vehicle trips to and from the site will not be significant given the proposed use is a residential development. *As a result, the impacts would be less than significant.*

**B.** *Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases? • Less than Significant Impact.*

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

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

The project is a proposal to construct 145 single-family units within a 26.5-acre undeveloped lot located in

the southern portion of the City of Adelanto. Much of the City is undeveloped and the Victor Valley/Antelope Valley areas do not currently support the level of density located south of the San Gabriel Mountains and San Bernardino Mountains. Although the site is bounded on all sides by development, many of the parcels in the nearby areas are undeveloped. The lack of development in the immediate area may preclude residents from obtaining employment or commercial services within City boundaries, thus compelling residents to travel outside of City boundaries for employment and commercial services. The size of the project (145 units) as well as the project site's location in a semi-rural environment are two factors that may exacerbate Vehicle Miles Travelled (VMT). It is important to note that the California Department of Transportation as well as the Counties of Los Angeles and San Bernardino are engaged in an effort to construct a multi-modal transportation corridor consisting of public transit, a new freeway, and bicycle lanes known as the High Desert Corridor (HDC). The aforementioned regional program will reduce potential GHG emissions related to excessive VMTs to levels that are less than significant. *As a result, the impacts would be less than significant.*

### **CUMULATIVE IMPACTS**

None of the related projects are located within one mile of the proposed project site. Furthermore, the combined daily GHG emissions for all of the related projects will still be below the MDAQMD's established thresholds of 100,000 MTCO<sub>2</sub> per day. As a result, the cumulative GHG impacts will be less than significant.

### **MITIGATION MEASURES**

The analysis of potential impacts related to greenhouse gas emissions indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.



### 3.9 HAZARDS & HAZARDOUS MATERIALS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
<b>A.</b> Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✘	
<b>B.</b> Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				✘
<b>C.</b> Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✘
<b>D.</b> Would the project 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?				✘
<b>E.</b> Would the project for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				✘
<b>F.</b> Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✘
<b>G.</b> Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?				✘

### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on hazards and hazardous materials if it results in any of the following:

- The proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- The proposed project would 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.
- The proposed project would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- The proposed project would 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.

- The proposed project would result in a safety hazard or excessive noise for people residing or working in the project area 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.
- The proposed project would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- The proposed project would expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

Hazardous materials refer generally to hazardous substances that exhibit corrosive, poisonous, flammable, and/or reactive properties and have the potential to harm human health and/or the environment. Hazardous materials are used in a wide variety of products (household cleaners, industrial solvents, paint, pesticides, etc.) and in the manufacturing of products (e.g., electronics, newspapers, plastic products). Hazardous materials can include petroleum, natural gas, synthetic gas, acutely toxic chemicals, and other toxic chemicals that are used in agriculture, commercial, and industrial uses; businesses; hospitals; and households. Accidental releases of hazardous materials can occur from a variety of causes, including highway incidents, warehouse fires, train derailments, shipping accidents, and industrial incidents.

## ANALYSIS OF ENVIRONMENTAL IMPACTS

**A.** *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? • Less than Significant Impact.*

The proposed project would involve the development of 145 single-family residential units. Each single-family unit would consist of three-bedroom or four-bedroom floor plans. Each unit would also be provided with an enclosed two-car garage. The proposed project site consists of approximately 29 acres. The lot sizes would range from 5,000 square feet to 10,871 square feet. Project amenities would include a 12,016 square foot dog park and a 27,918 square foot mini park, both of which would be located next to Panther Avenue and would also serve as retention basins. Sanitary sewer and water service would be provided to each lot in the subdivision. The project site is currently zoned as Single Family Residential (R-S1) and a zone change to Single Family Residential (R-S5) would be required in addition to the approval of a tentative tract map.<sup>55</sup> A general plan amendment (GPA) would also be required.

The proposed project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings (paint), fertilizers, and equipment lubricants. The project site is not located on the California Department of Toxic Substances Control's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List).<sup>56</sup> In addition, the project site is not identified on any Leaking Underground Storage Tank database (LUST).<sup>57</sup> A search through the California Department of

<sup>55</sup> Blue Engineering and Consulting, Inc. (Site Plan Map) and *City of Adelanto Comprehensive Application for Development Review and Land Use Approval (ZC 21-02, LDP 21-29, & TTM 20507)*. November 3, 2021.

<sup>56</sup> CalEPA. *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*. <http://www.dtsc.ca.gov>.

<sup>57</sup> CalEPA. *Envirostor*. <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=adelanto>.

Toxic Substances Control’s Envirostor database indicated that the project site was not included on any Federal or State clean up or Superfund lists.<sup>58</sup> The United States Environmental Protection Agency’s multi-system search was consulted to determine whether the project site is identified on any Federal Brownfield list; Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List; Federal Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and Disposal (TSD) Facilities List; and/or Federal RCRA Generators List. The project site was not identified on any of the aforementioned lists.<sup>59</sup> Since the project site is not listed on any of the aforementioned databases, the likelihood of encountering contamination or other environmental concerns (leaking storage tanks, transformers, etc.) during the project’s construction phase is slim. Due to the residential nature of the proposed project (a 145-unit residential development), no hazardous materials beyond what is typically used in a household setting for routine cleaning and maintenance would be used once the project is occupied. *As a result, the potential impacts would be less than significant.*

**B. *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? • No Impact.***

The project’s construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project’s construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. As stated previously, the project site is not identified on the California Department of Toxic Substances Control’s Hazardous Waste and Substances Site List - Site Cleanup (Cortese List); the Leaking Underground Storage Tank database (LUST); the California Department of Toxic Substances Control’s Envirostor database; or the United States EPA Envirofacts database. Since the project site is not listed on any of the aforementioned databases, the likelihood of encountering contamination or other environmental concerns (leaking storage tanks, transformers, etc.) during the project’s construction phase is slim.

Once the residential units are occupied, the project is not likely to create a hazard involving the accidental release of hazardous materials into the environment due to the nature of the proposed project (a 145-unit development). No hazardous materials beyond what is typically used in a household setting for routine cleaning and maintenance would be used once the project is occupied. *As a result, no impacts would occur.*

**C. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? • No Impact.***

There are no schools located within one-quarter of a mile from the project site. The nearest school to the project site is Westside Park Elementary School, which is located approximately 1.55 miles southeast of the project site.<sup>60</sup> As a result, the proposed project will not create a hazard to any local school. *As a result, no impacts are anticipated.*

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<sup>58</sup> Ibid.

<sup>59</sup> United States Environmental Protection Agency. *Multisystem Search*. Site accessed December 22, 2020.

<sup>60</sup> Google Earth. Website accessed October 1, 2020.

**D.** *Would the project 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? • No Impact.*

Government Code Section 65962.5 refers to the Hazardous Waste and Substances Site List, commonly known as the Cortese List. The Cortese List is a planning document used by the State and other local agencies to comply with CEQA requirements that require the provision of information regarding the location of hazardous materials release sites. A search was conducted through the California Department of Toxic Substances Control Envirostor website to identify whether the project site is listed in the database as a Cortese site. The project site is not identified as a Cortese site.<sup>32</sup> *As a result, no impacts would occur.*

**E.** *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? • No Impact.*

The project site is not located within an airport land use plan for a public airport or public use airport.<sup>61</sup> The nearest airport to the City is the Southern California Logistics Airport that is located approximately 2.36 miles east of the project site.<sup>62</sup> The project will not introduce a structure that will interfere with the approach and take off of airplanes utilizing any regional airports. *As a result, no impacts would occur.*

**F.** *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? • No Impact.*

At no time will either Vintage Road, Chamberlaine Road, or Stevens Street be completely closed to traffic during the proposed project's construction. Vintage Road will undergo significant reconstruction as part of the proposed project's implementation. In addition, all construction staging must occur on-site. *As a result, no impacts would occur.*

**G.** *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires? • No Impact.*

The project site is not located within a "very high fire hazard severity zone."<sup>33</sup> *As a result, no impacts would occur.*

<sup>32</sup> CalEPA. *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*.

<sup>61</sup> Toll-Free Airline. *Los Angeles County Public and Private Airports, California*.  
<http://www.tollfreeairline.com/california/losangeles.htm>.

<sup>62</sup> Google Earth. Website accessed October 1, 2020.

<sup>33</sup> CalFire. *Very High Fire Hazard Severity Zone Map for SW San Bernardino County*.  
[http://frap.fire.ca.gov/webdata/maps/san\\_bernardino\\_sw/](http://frap.fire.ca.gov/webdata/maps/san_bernardino_sw/)

## **CUMULATIVE IMPACTS**

The analysis determined that the site's future development will not result in any impacts on hazards and hazardous materials. Such impacts are typically site specific. The analysis herein determined that the implementation of the proposed project would not result in any significant adverse impacts related to hazards and/or hazardous materials with the implementation of the required mitigation measures. As a result, no cumulative impacts related to hazards or hazardous materials will result from the proposed project's implementation.

## **MITIGATION MEASURES**

The analysis of potential impacts related to hazards and hazardous materials indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

### 3.10 HYDROLOGY & WATER QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant - Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			✘	
B. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✘	
C. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows?			✘	
D. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?				✘
E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				✘

#### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on hydrology and water quality if it results in any of the following:

- The proposed project would violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.
- The proposed project would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.
- The proposed project would 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 result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; 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, impede or redirect flood flows.
- The proposed project would risk release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones.



- The proposed project would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

## ANALYSIS OF ENVIRONMENTAL IMPACTS

**A. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? • Less than Significant Impact.***

The proposed project would involve the development of 145 single-family residential units. Each single-family unit would consist of three-bedroom or four-bedroom floor plans. Each unit would also be provided with an enclosed two-car garage. The proposed project site consists of approximately 29 acres. The lot sizes would range from 5,000 square feet to 10,871 square feet. Project amenities would include a 12,016 square foot dog park and a 27,918 square foot mini park, both of which would be located next to Panther Avenue and would also serve as retention basins. Sanitary sewer and water service would be provided to each lot in the subdivision. The project site is currently zoned as Single Family Residential (R-S1) and a zone change to Single Family Residential (R-S5) would be required in addition to the approval of a tentative tract map.<sup>63</sup> A general plan amendment (GPA) would also be required.

The project Applicant will be required to adhere to Chapter 17.93 - Erosion and Sediment Control, of the municipal code regulates erosion and sediment control. The project Applicant will be required to adhere to the regulations outlined in Section 17.93.050 – Soil Erosion and Sediment Control Plan. These regulations are as follows:

- No land clearing or grading other than those activities listed as exemptions by this chapter or as determined by the Director of Public Works shall occur unless said land clearing or grading is in compliance with an approved Soil Erosion and Sediment Control Plan and/or Permit issued in accordance with the provisions of this chapter.
- A Soil Erosion and Sediment Control Plan shall be submitted and approved in accordance with the provisions of this chapter prior to the issuance of building permits, soil erosion and sediment control permits, grading permits or any other permit where, in the opinion of the Director of Public Works, erosion can reasonably be expected to occur.
- Soil Erosion and Sediment Control Plans shall include the measures required by this chapter. Additional measures or modifications of proposed measures may be required by the Director of Public Works prior to the approval of a Soil Erosion and Sediment Control Plan.
- The Director of Public Works shall specify the application requirement for Soil Erosion and Sediment Control Plans and Permits including, but not limited to: requirements for the submittal of plans and supporting data as required by the Director of Public Works to accompany applications for Soil Erosion and Sediment Control Plans and/or Permits; licensing and/or certification requirements for those preparing Soil Erosion and Sediment control Plan and/or Permit submittal; and, the incorporation and coordination of Soil Erosion Control Plans and/or Permits with other plan requirements.

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<sup>63</sup> Blue Engineering and Consulting, Inc. (Site Plan Map) and *City of Adelanto Comprehensive Application for Development Review and Land Use Approval (ZC 21-02, LDP 21-29, & TTM 20507)*. November 3, 2021.

- If in the Director of Public Works' sole discretion, he/she determines that no land disturbance will take place, the applicant shall not be required to include a Soil Erosion and Sediment control Plan and/or Permit. Such activities may include, but are not limited to: a change of use permits where there would be no expansion of land-disturbing activities and construction within an existing structure.

The project Applicant will also be required to conform to Section 17.93.060 – Runoff Control of the City's Municipal Code. In addition, stormwater discharges from construction activities that disturb one or more acres, or smaller sites disturbing less than one acre that are part of a common plan of development or sale, are regulated under the National Pollutant Discharge Elimination System (NPDES) stormwater permitting program. Prior to the start of construction, construction operators must obtain coverage under a NPDES permit, which is administered by the State. In order to obtain an NPDES permit, the project Applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP). The County has identified sample construction Best Management Practices (BMPs) that may be included in the mandatory SWPPP. These construction BMPs are as follows:<sup>64</sup>

- *Stockpiling of Soil.* County Ordinance requires operators to preserve native topsoil on-site unless infeasible and protect all soil storage piles from run-on and runoff. For smaller stockpiles, covering the entire pile with a tarp may be sufficient.
- *Protecting Construction Materials from Run-On and Runoff.* At the end of every workday and during precipitation events, contractors must provide cover for materials that could leach pollutants.
- *Designating Waste Disposal Areas.* Clearly identify separate waste disposal areas on-site for hazardous waste, construction waste, and domestic waste by designating with signage, and protect from run-on and runoff.
- *Installing Perimeter Controls on Downhill Lot Line.* Install perimeter controls such as sediment filter logs or silt fences around the downhill boundaries of your site.
- *Maintaining a Stabilized Exit Pad.* Minimize sediment track-out from vehicles exiting your site by maintaining an exit pad made of crushed rock spread over geotextile fabric. If sediment track-out occurs, remove deposited sediment by the end of the same work day.

The use of construction Best Management Practices (BMPs) identified in the mandatory SWPPP will prevent soil erosion and the discharge of sediment into the local storm drains during the project's construction phase. As a result, the construction impacts will be less than significant. Once constructed, the project will not introduce polluted runoff into the existing storm drain system. In addition, the project will not create excess runoff that will exceed the capacity of the existing storm water drainage system. Currently, the entire project site is covered over in pervious surfaces and the stormwater runoff either percolates into the ground or is discharged off-site. Following the proposed project's construction, the amounts of pervious surfaces will be reduced. In the absence of mitigation, the new impervious surfaces (buildings, internal driveways, parking areas, etc.) that would be constructed may result in debris, leaves, soils, oil/grease, and other pollutants. As a result, the project Applicant will construct a stormwater retention basin in the northern portion of the project site. Runoff generated on-site will be conveyed this retention basin where

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<sup>64</sup> San Bernardino County. *Erosion Control and Pollution Prevention for General Construction Sites.*  
[http://www.sbcounty.gov/Uploads/lus/BandS/PreConstErosionControl/Erosion\\_Control\\_Flyer.pdf](http://www.sbcounty.gov/Uploads/lus/BandS/PreConstErosionControl/Erosion_Control_Flyer.pdf)

stormwater runoff will percolate into the ground, resulting the slow and controlled discharge of runoff into the below ground. *As a result, the impacts would be less than significant.*

**B.** *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? • Less than Significant Impact.*

The grading and trenching that would be undertaken to accommodate the building footings, utility lines, and other underground infrastructure would not extend to depths required to encounter groundwater. Therefore, no direct construction related impacts to groundwater supplies, or groundwater recharge activities would occur. The proposed units would be connected to the City's water lines and would not result in a direct decrease in underlying groundwater supplies. Furthermore, the construction and post-construction BMPs will filter out contaminants of concern from excess runoff, thereby preventing the contamination of local groundwater. In addition, the proposed retention basin would facilitate groundwater recharge. *As a result, the impacts would be less than significant.*

**C.** *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows? • Less than Significant Impact.*

The project's construction will be restricted to the designated project site and the project will not alter the course of any stream or river that would lead to on- or off-site siltation or erosion. The project's construction would be restricted to the site and would not alter the course of any stream or channel or river that would lead to on- or off-site siltation or erosion. *As a result, the impacts would be less than significant.*

**D.** *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation? • No Impact.*

According to the Federal Emergency Management Agency (FEMA) flood insurance maps obtained for the City of Adelanto, the proposed project site is located in Zone X.<sup>34</sup> Thus, properties located in Zone X are not located within a 100-year flood plain. The proposed project site is not located in an area that is subject to inundation by seiche or tsunami. The project site is located inland approximately 72 miles from the Pacific Ocean and the project site would not be exposed to the effects of a tsunami.<sup>65</sup> *As a result, no impacts would occur.*

<sup>34</sup> Federal Emergency Management Agency. *Flood Insurance Rate Mapping Program*. 2020.

<sup>65</sup> Google Earth. Website accessed October 1, 2020.

**E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? • No Impact.**

The proposed project is required to be in compliance with Chapter 17.93 the City of Adelanto Municipal Code. Chapter 17.93 of the City of Adelanto Municipal Code is responsible for implementing the NPDES and MS4 stormwater runoff requirements. In addition, the project's operation will not interfere with any groundwater management or recharge plan because there are no active groundwater management recharge activities on-site or in the vicinity. *As a result, no impacts would occur.*

### **CUMULATIVE IMPACTS**

The potential cumulative impacts on hydrology are site-specific. Furthermore, the analysis determined that the proposed project would not result in any impacts on mineral resources. No mineral resources or extraction activities are located within the project site boundaries nor are any such resources found within the boundaries of the related projects. As a result, no cumulative impacts will occur.

### **MITIGATION MEASURES**

As indicated previously, hydrological characteristics will not substantially change as a result of the proposed project. As a result, no mitigation is required.

### 3.11 LAND USE & PLANNING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant -Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project physically divide an established community?				✘
B. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				✘

#### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, acting as Lead Agency, a project may be deemed to have a significant adverse impact on mineral resources if it results in any of the following:

- The proposed project would physically divide an established community.
- The proposed project would 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.

#### ANALYSIS OF ENVIRONMENTAL IMPACTS

**A. Would the project physically divide an established community? • No Impact.**

The proposed project would involve the development of 145 single-family residential units. Each single-family unit would consist of three-bedroom or four-bedroom floor plans. Each unit would also be provided with an enclosed two-car garage. The proposed project site consists of approximately 29 acres. The lot sizes would range from 5,000 square feet to 10,871 square feet. Project amenities would include a 12,016 square foot dog park and a 27,918 square foot mini park, both of which would be located next to Panther Avenue and would also serve as retention basins. Sanitary sewer and water service would be provided to each lot in the subdivision. The project site is currently zoned as Single Family Residential (R-S1) and a zone change to Single Family Residential (R-S5) would be required in addition to the approval of a tentative tract map.<sup>66</sup> A general plan amendment (GPA) would also be required.

The project site is undeveloped though it has been graded. The proposed project site is located in an area that supports a mix of developed and undeveloped land in the central portion of the City of the Adelanto. The land surrounding the site is composed of a mix of undeveloped, vacant land and residential developments, with the latter occurring in lower densities to the east and higher densities to the west. The site is bounded immediately to the north and east by undeveloped, vacant land; to the south by undeveloped, vacant land with residential developments beyond; and to the west by undeveloped, vacant

<sup>66</sup> Blue Engineering and Consulting, Inc. (Site Plan Map) and *City of Adelanto Comprehensive Application for Development Review and Land Use Approval (ZC 21-02, LDP 21-29, & TTM 20507)*. November 3, 2021.

land and residential developments. The site itself consists entirely of undeveloped, vacant land. The site has been significantly impacted by grading, illicit dumping, surrounding development, and City-mandated weed abatement activities. As indicated above, there are various land uses and development found in the immediate area. Land uses and development located in the vicinity of the proposed project are outlined below:

- *North of the project site:* Auburn Avenue extends along the project site's north side. The parcels located to the north of the aforementioned roadway are vacant and undeveloped. This area is zoned as Desert Living (residential) 2.5 (DL 2.5).<sup>67</sup>
- *West of the project site:* Single-family residential units are located adjacent to the project site on the west side. These homes have frontage along Muskrat Avenue. These properties are zoned as Single-family Residential (R-S1).<sup>68</sup>
- *South of the project site:* Vacant undeveloped land is located on the project site's south side. South of Frankline Court are existing single-family homes. These properties are zoned as Single-family Residential (R-S1).<sup>69</sup>
- *East of the project site:* Panther Avenue extends along the project site's east side. Vacant, undeveloped land is located further east, east of the aforementioned roadway. The properties located to the east of Panther Avenue are zoned Single-Family Residential (R-S1).<sup>70</sup>

As indicated previously, the site is located within an area zoned for residential development. The site is currently zoned as *Single Family Residential (R-S1)* though it will require a zone change to be *Single Family Residential (R-S5)*.

This issue is specifically concerned with the expansion of an inconsistent land use into an established neighborhood. The proposed project will be confined within the project site's boundaries. The granting of the requested entitlements and subsequent construction of the proposed project will not result in any expansion of the use beyond the current boundaries. As a result, the project will not lead to any division of an existing established neighborhood. *As a result, no impacts would result.*

**B. *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? • No Impact.***

The project site is currently zoned as Single Family Residential (R-S1) and a zone change to Single Family Residential (R-S5) will be required. A corresponding general plan amendment would also be required. The

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<sup>67</sup> Google Maps and City of Adelanto Zoning Map. Website accessed on August 28, 2023.

<sup>68</sup> Ibid.

<sup>69</sup> Ibid.

<sup>70</sup> Ibid.



project’s implementation will require the approval of a Tentative Tract Map to subdivide the lot. Table 3-5 depicts the proposed project’s conformity with the City’s R-1 zoning standards.

**Table 3-5**  
**The Project Conformity with the City’s Zoning Standards**

Description	City Requirements	Project Element	Conforms?
Minimum Lot Size	5,000 sq. ft.	5,000 sq. ft.	Yes
Maximum Permitted Density	5 du/acre	5 du/acre	Yes
Minimum Lot Width	50 ft.	50 ft.	Yes
Minimum Lot Depth	100 ft.	100 ft.	Yes
Maximum Height	35 ft. and two stories	One story	Yes
Minimum Useable Open Space	2,000 sq. ft. /unit	At least 2,000 ft.	Yes

**Source:** City of Adelanto Municipal Code

As shown in the table, the project would conform to the City’s development standards established for the R-S5 zone. *As a result, no impacts would result.*

### **CUMULATIVE IMPACTS**

The potential cumulative impacts with respect to land use are site-specific. The nearest related project is a residential subdivision located south of Chamberlaine Way and west of Rhode Island Street. This proposed project would require a tentative tract map (TTM 20504) and a land development plan (LDP 21-28). The project site is located within the single-family residential zoning district though the project site is currently undeveloped though it has been disturbed by off-road vehicles. The proposed project would consist of 75 single-family lots. In addition, there would be two lots that would be reserved for open space for use as storm water run-off retention and recreation. Primary vehicular access would be provided by roadway connections with Chamberlaine Way and Rhode Island Street. The applicable zoning designation is Single Family Residential (R-S1). This related project is located approximately 2,300 feet to the east of the proposed project site. This related project will not require a zone change or general plan amendment. As a result, no cumulative land use impacts will result from the proposed project’s implementation.

### **MITIGATION MEASURES**

The analysis determined that no impacts on land use and planning would result upon the implementation of the proposed project. As a result, no mitigation measures are required.

### 3.12 MINERAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				✘
B. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✘

#### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on mineral resources if it results in any of the following:

- The proposed project would 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.
- The proposed project would 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.

The Surface Mining and Reclamation Act of 1975 (SMARA) has developed mineral land classification maps and reports to assist in the protection and development of mineral resources. According to the SMARA, the following four mineral land use classifications are identified:

- *Mineral Resource Zone 1 (MRZ-1)*: This land use classification refers to areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- *Mineral Resource Zone 2 (MRZ-2)*: This land use classification refers to areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists.
- *Mineral Resource Zone 3 (MRZ-3)*: This land use classification refers to areas where the significance of mineral deposits cannot be evaluated from the available data. Hilly or mountainous areas underlain by sedimentary, metamorphic, or igneous rock types and lowland areas underlain by alluvial wash or fan material are often included in this category. Additional information about the quality of material in these areas could either upgrade the classification to MRZ-2 or downgrade it to MRZ-1.
- *Mineral Resource Zone 4 (MRZ-4)*: This land use classification refers to areas where available information is inadequate for assignment to any other mineral resource zone.

## ANALYSIS OF ENVIRONMENTAL IMPACTS

**A.** *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? • No Impact.*

The proposed project would involve the development of 145 single-family residential units. The project site is not located in a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities. A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located in the vicinity of the project site.<sup>71</sup> The project site is located within Mineral Resource Zone (MRZ-3A), which means there may be significant mineral resources present.<sup>72</sup> As indicated previously, the site develop and there are no active mineral extraction activities occurring on-site or in the adjacent properties. *As a result, no impacts would occur.*

**B.** *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? • No Impact.*

As previously mentioned, no mineral, oil, or energy extraction and/or generation activities are located within the project site. Moreover, the proposed project will not interfere with any resource extraction activity. *As a result, no impacts would occur.*

## CUMULATIVE IMPACTS

The potential impacts on mineral resources are site-specific. Furthermore, the analysis determined that the proposed project would not result in any impacts on mineral resources. No mineral resources or extraction activities are located within the project site boundaries nor are any such resources found within the boundaries of the related projects. As a result, no cumulative impacts will occur.

## MITIGATION MEASURES

The analysis of potential impacts related to mineral resources indicated that no significant adverse impacts would result from the approval of the proposed project and its subsequent implementation. As a result, no mitigation measures are required.

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<sup>71</sup> Ibid.

<sup>72</sup> California Department of Conservation. *Mineral Land Classification Map for the Adelanto Quadrangle*. Map accessed April 11, 2019.

### 3.13 NOISE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✘	
B. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?			✘	
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?				✘

#### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on noise if it results in any of the following:

- The proposed project would result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- The proposed project would result in the generation of excessive ground borne vibration or ground borne noise levels.
- For a proposed 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?

Noise levels may be described using a number of methods designed to evaluate the “loudness” of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. Noise level increases of 3.0 dB or less are not generally perceptible to persons with average hearing abilities. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans.

## ANALYSIS OF ENVIRONMENTAL IMPACTS

**A. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? • Less than Significant Impact.**

The proposed project would involve the development of 145 single-family residential units. Each single-family unit would consist of three-bedroom or four-bedroom floor plans. Each unit would also be provided with an enclosed two-car garage. The proposed project site consists of approximately 29 acres. The lot sizes would range from 5,000 square feet to 10,871 square feet. The project site is currently zoned as Single Family Residential (R-S1) and a zone change to Single Family Residential (R-S5) would be required, in addition to the approval of a tentative tract map.<sup>73</sup> A general plan amendment (GPA) would also be required.

The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB (refer to Exhibit 3-5). In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. In other words, increases in ambient noise levels of 3.0 dB or less are not generally perceptible to persons with average hearing abilities.<sup>38</sup>

In addition, the occupancy of the 145 units will not expose surrounding uses to excessive noise since interior noise will be further attenuated by the walls of the housing units. Finally, there are no noise sensitive land uses located in the vicinity of the site. There is a residential subdivision located to the east of Muskrat Avenue. As a result, the proposed project will not expose sensitive receptors to excessive noise levels. *As a result, the impacts would be less than significant.*

**B. Would the project result in generation of excessive ground-borne vibration or ground-borne noise levels? • Less than Significant Impact.**

Once in operation, the proposed project will not significantly raise ground-borne noise levels. Slight increases in ground-borne noise levels could occur during the construction phase. The limited duration of construction activities and the City's construction-related noise control requirements will reduce the potential impacts to levels that are less than significant. Furthermore, there are no sensitive receptors or noise sensitive land uses located near the project site. *As a result, the impacts would be less than significant.*

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<sup>73</sup> Blue Engineering and Consulting, Inc. (Site Plan Map) and *City of Adelanto Comprehensive Application for Development Review and Land Use Approval (ZC 21-02, LDP 21-29, & TTM 20507)*. November 3, 2021.

<sup>38</sup> Pagliarulo, et. al. *The Impact of Noise Pollution*, Chapter 127, 1975.

**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? • No Impact.*

The Southern California Logistics Airport is (SCLA) located approximately 2.5 miles northeast of the project site.<sup>74</sup> The project site is not located within the approach or takeoff zones of either of the two runways that are operating at the SCLA.<sup>75</sup> In addition, the project site is not located within the aforementioned airport's designated compatibility review areas.<sup>76</sup> Furthermore, the project site is not located within any 70 Community Noise Equivalent Level (CNEL) contour line boundaries.<sup>77</sup> As a result, the proposed project will not expose people residing or working in the project area to excessive noise levels related to airport uses. *As a result, no impacts will occur.*

## **CUMULATIVE IMPACTS**

The cumulative noise impacts are site specific. In addition, the analysis determined that the related projects' traffic will not result in a doubling of traffic volumes resulting in a discernable increase in traffic (mobile) noise. All of the related projects' stationary activities will occur indoors and, as a result, the stationary noise impacts will not affect any noise sensitive land uses. As a result, the potential cumulative noise impacts will be less than significant.

## **MITIGATION MEASURES**

The analysis of potential noise impacts indicated that no significant adverse impacts would result from the proposed project's construction and operation. As a result, no mitigation measures are required.

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<sup>74</sup> Google Earth. Website accessed September 20, 2020.

<sup>75</sup> Southern California Logistics Airport Near Victorville California. Website accessed on June 15, 2021.

<sup>76</sup> Ibid.

<sup>77</sup> Coffman Associates, Inc. *Comprehensive Land Use Plan – Southern California Logistics Airport – Exhibit 2H*. Report prepared September 2008.



### 3.14 POPULATION & HOUSING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant -Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✘
B. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✘

#### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on population and housing if it results in any of the following:

- The proposed project would 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).
- The proposed project would displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

#### ANALYSIS OF ENVIRONMENTAL IMPACTS

**A.** *Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?* • No Impact.

The proposed project would involve the development of 145 single-family residential units. Each single-family unit would consist of three-bedroom or four-bedroom floor plans. Each unit would also be provided with an enclosed two-car garage. The proposed project site consists of approximately 29 acres. The lot sizes would range from 5,000 square feet to 10,871 square feet. Project amenities would include a 12,016 square foot dog park and a 27,918 square foot mini park, both of which would be located next to Panther Avenue and would also serve as retention basins. The project site is currently zoned as Single Family Residential (R-S1) and a zone change to Single Family Residential (R-S5) would be required in addition to the approval of a tentative tract map.<sup>78</sup> A general plan amendment (GPA) would also be required.

<sup>78</sup> Blue Engineering and Consulting, Inc. (Site Plan Map) and *City of Adelanto Comprehensive Application for Development Review and Land Use Approval (ZC 21-02, LDP 21-29, & TTM 20507)*. November 3, 2021.

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. Growth-inducing impacts include the following:

- *New development in an area presently undeveloped and economic factors which may influence development.* The site is currently undeveloped though it has been designated for residential development.
- *Extension of roadways and other transportation facilities.* Future roadway and infrastructure connections will serve the proposed residential development.
- *Extension of infrastructure and other improvements.* The installation of any new utility lines will not lead to subsequent offsite development since these utility connections will serve the site only. At present, there are water or sewer utility lines within the immediate area of the project site. The project's potential utility impacts are analyzed in Section 3.19.
- *Major off-site public projects (treatment plants, etc.).* The project's increase in demand for utility services can be accommodated without the construction or expansion of landfills, water treatment plants, or wastewater treatment plants. The project's potential utility impacts are further analyzed in Section 3.19.
- *The removal of housing requiring replacement housing elsewhere.* The site does not contain any housing units. As a result, no replacement housing will be required.
- *Additional population growth leading to increased demand for goods and services.* The project will result in a limited increase in employment which can be accommodated by the local labor market. The proposed project would involve the construction of 145 single-family units. The units would be "for sale" units. Assuming an average household size of 4.06 persons per unit. Assuming this average household size, a total of 589 residents would occupy the 145 unit development.
- *Short-term growth-inducing impacts related to the project's construction.* The project will result in temporary employment during the construction phase.

The proposed project will utilize existing roadways and infrastructure. The existing roads and utility lines will serve the project site only and will not extend into undeveloped areas. The proposed project will not result in any unplanned growth. *As a result, no impacts would result.*

**B. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? • No Impact.**

The project site is vacant and unoccupied. The site is located within an area zoned for residential development. The site is currently zoned as *Single Family Residential (R-S1)* though it will require a zone change to be *Single Family Residential (R-S5)*. No housing units will be displaced as a result of the proposed project's implementation. Table 3-6 include the SCAG population and employment projections for the City of Adelanto and the adjacent cities between 2020 and 2035. As indicated in this table Adelanto's population will increase by 24,000 persons (64.6%) while the number jobs in the City are projected to increase by 2,300 (44.2%).

**Table 3-6  
 Population/Employment Projections for the Adelanto Area 2020 to 2035**

Jurisdiction	Population			Employment		
	2020	2035	Δ Change	2020	2035	Δ Change
Adelanto	37,600	61,900	24,300 (64.6%)	5,200	7,500	2,300 (44.2%)
Apple Valley	73,400	95,300	21,900 (29.8%)	15,400	26,500	11,100 (72.1%)
Hesperia	98,500	124,700	26,200 (26.6%)	19,700	27,300	7,600 (38.6%)
Victorville	123,300	171,100	47,800 (38.8%)	37,600	50,900	13,300 (35.4%)
Total	332,800	453,000	120,200 (36.1%)	77,900	112,200	34,300 (44.0%)
San Bern. County	2,197,400	2,637,400	440,000 (20.0%)	789,500	998,000	208,500 (XX%)

Source: Southern California Association of Governments

The jobs-housing balance is the ratio of jobs to housing in a given geographic area. If a jobs-housing balance is too high, adequate housing may be unaffordable or unavailable to workers that live in that geographic area resulting in housing affordability issues and traffic congestion from commuting workers. If the jobs-housing balance is too low, this may indicate inadequate job availability for area residents. According to the Building Industry Association (BIA), experts say that a healthy jobs-housing balance is 1.5 or one full time job and one part time job per housing unit. For purposes of the analysis, the SGAGs growth RTP growth projections for households were substitutes for housing units. As a result, the housing “in-balance” may actually be greater than that shown in Table 3-7.

**Table 3-7  
 Jobs/Housing Balance for the Adelanto Area 2020 to 2035**

Jurisdiction	Jobs/Housing Balance 2020			Jobs/Housing Balance 2035		
	Employment	Household	J/H Ratio	Employment	Household	J/H Ratio
Adelanto	5,200	10,100	0.51	7,500	16,000	0.47
Apple Valley	15,400	26,500	0.58	26,500	33,000	0.80
Hesperia	19,700	30,400	0.64	27,300	37,600	0.73
Victorville	37,600	37,700	1.00	50,900	51,400	0.99
Total	77,900	104,700	0.74	112,200	138,000	0.81
San Bern. County	789,500	687,100	1.15	998,000	824,600	1.21

Source: Southern California Association of Governments

As is evident in Table 3-7, Adelanto’s jobs housing balance is skewed to being housing rich and jobs poor. In other words, to enable the City to maintain an adequate supply of jobs for local residents both to sustain the local economy and to reduce long distance worker commutes and the resulting vehicle miles travelled (VMT), the proposed project will contribute to the area’s inventory of affordable housing. The addition of 145 units would have the potential in reducing the VMT by adding new housing opportunities in the Adelanto area. *As a result, the impacts would be less than significant.*

## **CUMULATIVE IMPACTS**

The nearest related project is a residential subdivision located south of Chamberlaine Way and west of Rhode Island Street. This proposed project would require a tentative tract map (TTM 20504) and a land development plan (LDP 21-28). The project site is located within the single-family residential zoning district though the project site is currently undeveloped though it has been disturbed by off-road vehicles. The proposed project would consist of 75 single-family lots. The applicable zoning designation is Single Family Residential (R-S1). This related project is located approximately 2,300 feet to the east of the proposed project site. The addition of 75 residential units from the related project together with the 145 units from the proposed project will be beneficial in assisting the City in addressing the local demand for new housing.

## **MITIGATION MEASURES**

The analysis of potential population and housing impacts indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

### 3.15 PUBLIC SERVICES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in 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 would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for: fire protection; police protection; schools; parks; or other public facilities?			✘	

### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- The proposed project would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: fire protection, police protection, schools, parks or other public facilities.

### ANALYSIS OF ENVIRONMENTAL IMPACTS

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 would cause significant environmental impacts, in fire protection; police protection; schools; parks; or other public facilities? • Less than Significant Impact.*

The proposed project would involve the development of 145 single-family residential units. Each single-family unit would consist of three-bedroom or four-bedroom floor plans. Each unit would also be provided with an enclosed two-car garage. The proposed project site consists of approximately 29 acres. The project site is currently zoned as Single Family Residential (R-S1) and a zone change to Single Family Residential (R-S5) would be required in addition to the approval of a tentative tract map.<sup>79</sup> A general plan amendment (GPA) would also be required.

#### Fire Department

The City of Adelanto contracts fire protection services with the San Bernardino County Fire Department from two fire stations located within the City limits. The nearest station serving the project site is Station

<sup>79</sup> Blue Engineering and Consulting, Inc. (Site Plan Map) and *City of Adelanto Comprehensive Application for Development Review and Land Use Approval (ZC 21-02, LDP 21-29, & TTM 20507)*. November 3, 2021.

Number 322 located at 10370 Rancho Road. The first response station is Station No. 322.<sup>80</sup> The Fire Department currently reviews all new development plans. The proposed project will be required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks, emergency access, and fire flow (or the flow rate of water that is available for extinguishing fires). The proposed project would only place an incremental demand on fire services since the project will be constructed with strict adherence to all pertinent building and fire codes. In addition, the proposed project would be required to implement all pertinent Fire Code Standards including the installation of fire hydrants and sprinkler systems inside the buildings. Furthermore, the project will be reviewed by City and County Fire officials to ensure adequate fire service and safety as a result of project implementation. *As a result, the impacts would be less than significant.*

### **Law Enforcement**

Law enforcement services within the City are provided by the San Bernardino County Sheriff's Department which serves the community from one police station. The Department operates out of a facility located at 11613 Bartlett Avenue.<sup>81</sup> The proposed project will not be open or be accessible to the general public. The proposed residential development will also be required to comply with the County and City security requirements. *As a result, the impacts would be less than significant.*

### **Schools**

The City of Adelanto is served by two school districts: Adelanto Elementary School District, which provides Elementary and Middle School services throughout the city, and the Victor Valley Union High School District, which owns and operates Adelanto High School. The proposed project would be responsible to contribute development impact fees to the Victor Valley Union High School District (VVUHSD). As a result, the impacts on school-related services will be less than significant. According to the 2010 Census, a total of 36% of the City's population is school aged (5 years of age to 18 years of age). The proposed project would involve the construction of 145 single-family units. The units would be "for sale" units. Assuming an average household size of 4.06 persons per unit. Assuming this average household size, a total of 589 residents would occupy the 145 unit development. Using the Citywide Census data, there is a potential for 212 students. The project Applicant will be required to pay all required development impact fees mandated under Chapter 14.36 – Development Impact Fees of the City of Adelanto Municipal Code. Pursuant to SB-50, payment of fees to the applicable school district is considered full mitigation for project-related impacts. The proposed project's school enrollment impacts will be off-set by the school fees that will be paid by the developer. *As a result, the impacts would be less than significant.*

### **Recreational Services**

The nearest public park to the project site is the Westside Park which is located approximately 1.55 miles to the southeast of the project site. The project Applicant will be required to pay in-lieu park fees required by the City. *As a result, the impacts would be less than significant.*

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<sup>80</sup> [San Bernardino Fire Department](#). Website accessed June 15, 2021.

<sup>81</sup> [San Bernardino Sheriff's Department](#). Website accessed on June 15, 2021.



## **Governmental Services**

The proposed project would involve the construction of 145 single-family units. The units would be “for sale” units. Assuming an average household size of 4.06 persons per unit. Assuming this average household size, a total of 589 residents would occupy the 145 unit development. The proposed project would assist the City in meeting its Regional Housing Needs Assessment (RHNA) allocation. *As a result, the impacts would be less than significant.*

## **CUMULATIVE IMPACTS**

The nearest related project is a residential subdivision located south of Chamberlaine Way and west of Rhode Island Street. This proposed project would require a tentative tract map (TTM 20504) and a land development plan (LDP 21-28). The project site is located within the single-family residential zoning district though the project site is currently undeveloped though it has been disturbed by off-road vehicles. The proposed project would consist of 75 single-family lots. This related project is located approximately 2,300 feet to the east of the proposed project site. The addition of 75 residential units from the related project together with the 145 units from the proposed project will be beneficial in assisting the City in addressing the local demand for new housing.

## **MITIGATION MEASURES**

The analysis of public service impacts indicated that no significant adverse impacts are anticipated, and no mitigation is required with the implementation of the proposed project.

### 3.16 RECREATION

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

### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- The proposed project would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: fire protection, police protection, schools, parks or other public facilities.

### ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?* • No Impact.

The proposed project would involve the development of 145 single-family residential units. Each single-family unit would consist of three-bedroom or four-bedroom floor plans. Each unit would also be provided with an enclosed two-car garage. The proposed project site consists of approximately 29 acres. The parcel sizes would range from 5,000 square feet to 10,871 square feet. Project amenities would include a 12,016 square foot dog park and a 27,918 square foot mini park, both of which would be located next to Panther Avenue and would also serve as retention basins. Sanitary sewer and water service would be provided to each lot in the subdivision. The project site is currently zoned as Single Family Residential (R-S1) and a zone change to Single Family Residential (R-S5) would be required in addition to the approval of a tentative tract map.<sup>82</sup> A general plan amendment (GPA) would also be required.

The proposed project would involve the construction of 145 single-family units. The units would be “for sale” units. Assuming an average household size of 4.06 persons per unit. Assuming this average household

<sup>82</sup> Blue Engineering and Consulting, Inc. (Site Plan Map) and *City of Adelanto Comprehensive Application for Development Review and Land Use Approval (ZC 21-02, LDP 21-29, & TTM 20507)*. November 3, 2021.

size, a total of 589 residents would occupy the 145 unit development. Therefore, the project Applicant will be required to pay Quimby Act Parkland and Open Space acquisition fees mandated under Chapter 14.36 – Development Impact Fees of the City of Adelanto Municipal Code. The payment of all required development fees will ensure that impacts to parks, recreation, and community services are maintained. *As a result, no impacts would occur.*

**B. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? • No Impact.**

The nearest public park to the project site is the Westside Park which is located approximately 1.55 miles to the southeast of the project site. The project Applicant will be required to pay in-lieu park fees required by the City. No such facilities are located adjacent to the project site. *As a result, no impacts would occur.*

### **CUMULATIVE IMPACTS**

The nearest related project is a residential subdivision located south of Chamberlaine Way and west of Rhode Island Street. This proposed project would require a tentative tract map (TTM 20504) and a land development plan (LDP 21-28). The project site is located within the single-family residential zoning district though the project site is currently undeveloped though it has been disturbed by off-road vehicles. The proposed project would consist of 145 single-family lots. This related project is located approximately 2,300 feet to the east of the proposed project site. The addition of 75 residential units from the related project together with the 145 units from the proposed project will be beneficial in assisting the City in addressing the local demand for new housing.

### **MITIGATION MEASURES**

The analysis of potential impacts related to parks and recreation indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

### 3.17 TRANSPORTATION

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with a plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			✘	
B. Conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)?				✘
C. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✘	
D. Would the project result in inadequate emergency access?				✘

#### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on recreation if it results in any of the following:

- The proposed project would 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.
- The proposed project would include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

#### ANALYSIS OF ENVIRONMENTAL IMPACTS

**A.** *Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? • Less than Significant Impact.*

The proposed project would involve the development of 145 single-family residential units. Each single-family unit would consist of three-bedroom or four-bedroom floor plans. Each unit would also be provided with an enclosed two-car garage. The proposed project site consists of approximately 29 acres. The lot sizes would range from 5,000 square feet to 10,871 square feet. Project amenities would include a 12,016 square foot dog park and a 27,918 square foot mini park, both of which would be located next to Panther Avenue and would also serve as retention basins. Sanitary sewer and water service would be provided to each lot in the subdivision. Access would be provided by driveway connections with Auburn Avenue, Panther Avenue, and Muskrat Avenue. The project site is currently zoned as Single Family Residential (R-S1) and

a zone change to Single Family Residential (R-S5) would be required in addition to the approval of a tentative tract map.<sup>83</sup> A general plan amendment (GPA) would also be required.

Regional access to the project site is provided by three area highways: Interstate 15 (I-15), which extends in a southwest to northeast orientation approximately three miles east of the City; United States Highway 395 (US-395), which traverses the eastern portion of the City in a northwest to southeast orientation; and State Highway 18 (SH-18), which traverses the southern portion of the City in an east to west orientation.<sup>84</sup>

The trip generation for the proposed project is based on the trip generation rates for Land Use 210 – “Single-Family Detached Housing” included in the Institute of Transportation Engineers’ (ITE) *Trip Generation*, 10th Edition. Table 3-8 shows the calculation of the project trip generation for the AM peak hour, PM peak hour, and weekday. As shown in Table 3-8, the proposed project is forecast to generate 107 total trips in the AM peak hour, 144 total trips in the PM peak hour, and 1,369 daily trips.<sup>85</sup>

**Table 3-8  
Project Trip Generation**

Land Use	Units	AM Peak Hour			PM Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Single Family	ITE Code 210	25%	75%	0.74	63%	37%	0.99	9.44
145 units		27	80	107	91	53	144	1,369 trip ends

At the present time, a traditional vehicle mile travelled (VMT) analysis for the Adelanto area would not be readily applicable given the unique development patterns and characteristics common to this portion of the San Bernardino County. Unlike the urbanized coastal areas where housing costs are high, local residents came to this area because of affordable housing. These residents in turn, often commute long distances into the urbanized areas of Riverside, San Bernardino, Orange, and Los Angeles Counties for their places of employment. *As a result, the impacts would be less than significant.*

**B. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)? • No Impact.**

CEQA Guidelines Section 15064.3 subdivision (b)(2) focuses on impacts that result from certain transportation projects. The proposed project is not a transportation project. As a result, no impacts on this issue will result. CEQA Guidelines Section 15064.3 subdivision (b)(3) and (b)(4) focuses on the evaluation of a project's VMT. As previously mentioned in Subsection A, the proposed project will not create a significant amount of traffic in the surrounding area. As a result, the proposed project will not result in a conflict or be inconsistent with Section 15064.3 subdivision (b) of the CEQA Guidelines. *As a result, no impacts would occur.*

<sup>83</sup> Blue Engineering and Consulting, Inc. (Site Plan Map) and City of Adelanto Comprehensive Application for Development Review and Land Use Approval (ZC 21-02, LDP 21-29, & TTM 20507). November 3, 2021.

<sup>84</sup> Google Earth. Website accessed December 3, 2021.

<sup>85</sup> Ibid.

**C.** *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? • Less than Significant Impact.*

Access to the individual units would be provided by a number of internal 60-foot-wide internal streets.<sup>86</sup> These new streets will have a right-of-way width of 60 feet with two travel lanes (36 feet) and a parking lane on each side of the street (12-feet).<sup>87</sup> Each single-family unit would be provided with a two-car garage. Addition parking would also be available in the driveway apron.<sup>88</sup> The project proposes to improve Panther Avenue along its frontages. *As a result, the impacts would be less than significant.*

**D.** *Would the project result in inadequate emergency access? • No Impact.*

The proposed project would not affect emergency access to any adjacent parcels. At no time during construction will the adjacent streets be completely closed to traffic. All construction staging must occur on-site. *As a result, no impacts would occur.*

## CUMULATIVE IMPACTS

The nearest related project is a residential subdivision located south of Chamberlaine Way and west of Rhode Island Street. This proposed project would require a tentative tract map (TTM 20504) and a land development plan (LDP 21-28). The project site is located within the single-family residential zoning district though the project site is currently undeveloped though it has been disturbed by off-road vehicles. The proposed project would consist of 75 single-family lots. This related project is located approximately 2,300 feet to the east of the proposed project site. The 75 units will generate 708 daily trips. Of this total, 524 trips would occur during the AM peak hour and 701 trips would occur during the evening peak hour. The addition of 75 residential units from the related project together with the 145 units from the proposed project will be beneficial in assisting the City in addressing the local demand for new housing.

## MITIGATION MEASURES

The analysis of potential impacts related to traffic and circulation indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

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<sup>86</sup> Blue Engineering and Consulting, Inc. (Site Plan Map) and *City of Adelanto Comprehensive Application for Development Review and Land Use Approval (ZC 21-02, LDP 21-29, & TTM 20507)*. November 3, 2021.

<sup>87</sup> Ibid.

<sup>88</sup> Ibid.



### 3.18 TRIBAL CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a 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?			✘	
B. Would the project cause a substantial adverse change in the significance of an object with cultural value to a California Native American Tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or 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 Resource 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 Tribe5020.1(k)?				✘

#### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on tribal cultural resources if it results in any of the following:

- The proposed project would cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).
- The proposed project would cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

## ANALYSIS OF ENVIRONMENTAL IMPACTS

**A.** *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place?, or object with cultural value to a California Native American Tribe, and that is: listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or 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 Resource 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? • Less than Significant Impact.*

The proposed project would involve the development of 145 single-family residential units. Each single-family unit would consist of three-bedroom or four-bedroom floor plans. Each unit would also be provided with an enclosed two-car garage. The proposed project site consists of approximately 29 acres. The parcel sizes would range from 5,000 square feet to 10,871 square feet. Project amenities would include a 12,016 square foot dog park and a 27,918 square foot mini park, both of which would be located next to Panther Avenue and would also serve as retention basins. The project site is currently zoned as Single Family Residential (R-S1) and a zone change to Single Family Residential (R-S5) would be required in addition to the approval of a tentative tract map.<sup>89</sup> A general plan amendment (GPA) would also be required.

Tribal Resource is defined in Public Resources Code section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.
- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a “non-unique archaeological resource” as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms to the criteria of subdivision (a).

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<sup>89</sup> Blue Engineering and Consulting, Inc. (Site Plan Map) and *City of Adelanto Comprehensive Application for Development Review and Land Use Approval (ZC 21-02, LDP 21-29, & TTM 20507)*. November 3, 2021.

Adherence to the standard condition presented in Subsection B under Cultural Resources will minimize potential impacts. *As a result, the impacts would be less than significant.*

**B.** *Would the project cause a substantial adverse change in the significance of an object with cultural value to a California Native American Tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or 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 Resource 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 5020.1(k)?* • *No Impact.*

The project site is located on recognized Yuhaaviatam/Maarenga'yam (Serrano) ancestral territory. A search of the National Register of Historic Places and the list of California Historical Resources was conducted, and it was determined that no Native historic resources were listed within the City of Adelanto. Since the project's implementation will not impact any Federal, State, or locally designated historic resources, no impacts will occur. Therefore, no significant impacts related to archaeological or historical resources is anticipated, and no further investigations are recommended for the proposed project. *As a result, no impacts would result.*

## **CUMULATIVE IMPACTS**

The potential environmental impacts related to tribal/cultural resources are site-specific. The analysis determined that the site's future development will not result in any impacts on cultural resources. Such impacts are typical site specific. The cultural resources survey and the analysis indicated that in the event previously undocumented cultural resources are identified during earthmoving activities, a qualified archaeologist should be contacted to assess the nature and significance of the find. The analysis further stated that project-related construction activities shall be diverted from the location of the discovery until the finding's significance is established. As a result, no cumulative impacts on tribal/cultural resources are anticipated.

## **MITIGATION MEASURES**

The analysis determined that no impacts on tribal resources would occur. As a result, no mitigation is required.

### 3.19 UTILITIES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant -Impact with Mitigation	Less Than Significant Impact	No Impact
<b>A.</b> Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				✘
<b>B.</b> Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			✘	
<b>C.</b> Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✘	
<b>D.</b> Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✘	
<b>E.</b> Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?				✘
<b>F.</b> Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				✘

### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- The proposed project would 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.
- The proposed project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.
- The proposed project would result in a determination by the wastewater treatment provider which serves or may serve the proposed project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
- The proposed project would 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.
- The proposed project would negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals.

- The proposed project would comply with Federal, State, and local management and reduction statutes and regulations related to solid waste.

**ANALYSIS OF ENVIRONMENTAL IMPACTS**

**A.** *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? • No Impacts.*

The proposed project would involve the development of 145 single-family residential units. Each single-family unit would consist of three-bedroom or four-bedroom floor plans. Each unit would also be provided with an enclosed two-car garage. The proposed project site consists of approximately 29 acres. The lot sizes would range from 5,000 square feet to 10,871 square feet. Project amenities would include a 12,016 square foot dog park and a 27,918 square foot mini park, both of which would be located next to Panther Avenue and would also serve as retention basins. Sanitary sewer and water service would be provided to each lot in the subdivision. Access would be provided by driveway connections with Auburn Avenue, Panther Avenue, and Muskrat Avenue. There are no existing water or wastewater treatment plants, electric power plants, telecommunications facilities, natural gas facilities, or stormwater drainage infrastructure located on-site or within adjacent parcels. Therefore, the project’s implementation will not require the relocation of any of the aforementioned facilities. *As a result, no impacts would result.*

**B.** *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? • Less than Significant Impact.*

The City of Adelanto Water Department (AWD) provides water service and wastewater service to approximately 27,136 residents of Adelanto. The AWD employs a staff of twelve to manage and maintain the Department and its water resources. The Director of Public Utilities and the five-member Public Utilities Authority are responsible for providing adequate water services to the City. According to the City’s 2015 Urban Water Management Plan, the City is projected to have an adequate supply of water to meet the increase in demand. In addition, the City is projected to have enough water to meet demand during a single dry year, and a multiple dry year scenario.<sup>90</sup> The project will provide new water lines below the internal roadways. These water lines will connect to existing water mains located in Auburn Avenue. Table 3-9, the proposed project is projected to consume approximately 69,165 gallons of water on a daily basis.

**Table 3-9**  
**Water Consumption (gals./day)**

Use	Unit	Factor	Generation
Single-family Home	145 units	477 gals/dwelling unit	69,165 gals/day
Total	145 units		69,165 gals/day

Source: California Home Building Foundation

<sup>90</sup> City of Adelanto. 2015 Urban Water Management Plan. Report dated June 22, 2016.

The existing water supply facilities and infrastructure will accommodate this additional demand. In addition, the proposed project will be equipped with water efficient fixtures and drought tolerant landscaping will be planted throughout the project site. *As a result, the impacts would be less than significant.*

**C. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments? • Less than Significant Impact.**

The City operates a 1.5-million-gallons-per-day activated sludge wastewater treatment facility through an operations and maintenance contract with PERC Water Corporation. In addition to operations, PERC performs routine collection system cleaning, sewage spill response and cleanup, and industrial sewage pretreatment program. The City is currently constructing a 2.5-million-gallons-per-day upgrade that will increase wastewater treatment capabilities to 4.0 million gallons per day and produce treated water that can be used for lawn/public parks irrigation, construction and dust control and other beneficial uses. The project will provide new sewer lines in the internal roadways. These sewer lines will connect to existing sewer mains located in Raccoon Road. According to Table 3-10, the proposed project is expected to generate approximately 35,525 gallons of sewage per day. *As a result, the impacts would be less than significant.*

**Table 3-10  
Wastewater (Effluent) Generation (gals./day)**

Use	Unit	Factor	Generation
Single Family Residential	145 units	245 gallons/unit/day	35,525 gals/day
Total	145 units		35,525 gals/day

Source: Black & Veatch. *Wastewater Collection System Master Plan*. Report dated October 18, 2013

**D. Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? • Less than Significant Impact.**

Residential solid waste collection services are provided by AVCO for disposal into the Salton City Landfill as well as to other Materials Recycling Facilities (MRFs) located throughout San Bernardino County. The proposed project is anticipated to generate approximately 1,740 pounds per day of solid waste (refer to Table 3-11 shown below). *As a result, the impacts would be less than significant.*

**Table 3-11  
Solid Waste Generation (lbs./day)**

Use	Unit	Factor	Generation
Single Family Residential	145 units	12 lbs./unit/day	1,740 lbs./unit/day
Total	145 units		1,740 lbs./unit/day

Source: Blodgett Baylosis Environmental Planning.



**E.** *Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals? • No Impact.*

The proposed project, like all other development in San Bernardino County and the City of Adelanto, will be required to adhere to City and County ordinances with respect to waste reduction and recycling. *As a result, no impacts would occur.*

**F.** *Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste? • No Impact.*

The proposed project, like all other development in Adelanto and San Bernardino County, will be required to adhere to City and County ordinances with respect to waste reduction and recycling. No impacts related to State and local statutes governing solid waste are anticipated. *As a result, no impacts would occur.*

## **CUMULATIVE IMPACTS**

The City of Adelanto Water Department (AWD) provides water service and wastewater service to approximately 27,136 residents of Adelanto. The AWD employs a staff of twelve to manage and maintain the Department and its water resources. The Director of Public Utilities and the five-member Public Utilities Authority are responsible for providing adequate water services to the City. According to the City's 2015 Urban Water Management Plan, the City is projected to have an adequate supply of water to meet the increase in demand. In addition, the City is projected to have enough water to meet demand during a single dry year, and a multiple dry year scenario.<sup>91</sup> The proposed project at total build-out will consume 48,720 gallons of water per day and generate 31,400 gallons of effluent per day. There are existing water and sewer lines located in both Chamberlaine Way and Raccoon Avenue.<sup>92</sup>

## **MITIGATION MEASURES**

The analysis of utilities impacts indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

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<sup>91</sup> City of Adelanto. *2015 Urban Water Management Plan*. Report dated June 22, 2016.

<sup>92</sup> City of Adelanto. *City of Adelanto Existing Sewer and Water*.

### 3.20 WILDFIRE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?				✘
B. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				✘
C. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				✘
D. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				✘

### THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on wildfire risk and hazards if it results in any of the following:

- The proposed project would, if located in or near state responsibility areas or lands classified as very high fire hazard severity zones, substantially impair an adopted emergency response plan or emergency evacuation plan.
- The proposed project would, if located in or near state responsibility areas or lands classified as very high fire hazard severity zones, 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.
- The proposed project would, if located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.
- The proposed project would, if located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

## ANALYSIS OF ENVIRONMENTAL IMPACTS

**A.** *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan? • No Impact.*

The proposed project would involve the development of 145 single-family residential units. Each single-family unit would consist of three-bedroom or four-bedroom floor plans. Each unit would also be provided with an enclosed two-car garage. The proposed project site consists of approximately 29 acres. The lot sizes would range from 5,000 square feet to 10,871 square feet. Project amenities would include a 12,016 square foot dog park and a 27,918 square foot mini park, both of which would be located next to Panther Avenue and would also serve as retention basins. Sanitary sewer and water service would be provided to each lot in the subdivision. Access would be provided by driveway connections with Auburn Avenue, Panther Avenue, and Muskrat Avenue. The project site is currently zoned as Single Family Residential (R-S1) and a zone change to Single Family Residential (R-S5) would be required in addition to the approval of a tentative tract map.<sup>93</sup> A general plan amendment (GPA) would also be required.

The project site is located in the midst of an urbanized area. Improved surface streets serve the project site and the surrounding area. Furthermore, the proposed project would not involve the closure or alteration of any existing evacuation routes that would be important in the event of a wildfire. At no time during construction will adjacent streets be completely closed to traffic. All construction staging must occur on-site. *As a result, no impacts would occur.*

**B.** *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? • No Impact.*

The project site is located in the midst of an urbanized area. The proposed project may be exposed to particulate emissions generated by wildland fires in the mountains (the site is located approximately 20 miles north and northwest of the San Gabriel and San Bernardino Mountains). However, the potential impacts would not be exclusive to the project site since criteria pollutant emissions from wildland fires may affect the entire City as well as the surrounding cities and unincorporated county areas. *As a result, no impacts would occur.*

**C.** *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? • No Impact.*

The project site is not located in an area that is classified as a high fire risk severity, and therefore will not require the installation of specialized infrastructure such as *fire roads, fuel breaks, or emergency water sources.* *As a result, no impacts would occur.*

<sup>93</sup> Blue Engineering and Consulting, Inc. (Site Plan Map) and *City of Adelanto Comprehensive Application for Development Review and Land Use Approval (ZC 21-02, LDP 21-29, & TTM 20507)*. November 3, 2021.

**D.** *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? • No Impact.*

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

### **CUMULATIVE IMPACTS**

The analysis herein determined that the proposed project would not result in any significant adverse impacts with respect to potential wildfire. In addition, none of the related projects are located within an area located in a geographic area where there is a risk from wildfire. All of the related projects occupy properties that surrounded by areas that are not at risk for wildfires. As a result, no cumulative impacts related to wildfire will occur.

### **MITIGATION MEASURES**

The analysis of wildfires impacts indicated that less than significant impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

### 3.21 MANDATORY FINDINGS OF SIGNIFICANCE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	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?				✘
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)?				✘
C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✘

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- A. The proposed project *will not* 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. As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.
- B. The proposed project *will not* have impacts that are individually limited, but cumulatively considerable. The proposed project is relatively small, and the attendant environmental impacts will not lead to a cumulatively significant impact on any of the issues analyzed herein.
- C. The proposed project *will not* have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.



## SECTION 4 - CONCLUSIONS

### 4.1 FINDINGS

The Initial Study determined that the proposed project is not expected to have significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* 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 an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory with the implementation of the recommended mitigation.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly, with the implementation of the recommended mitigation.

### 4.2 MITIGATION MONITORING

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Negative Declaration. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Adelanto can make the following additional findings:

The analysis of biological impacts determined that the following mitigation measures would be required to reduce the project's impacts to levels that would be less than significant.

- BIO-1** If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a no-disturbance buffer. The size of the no-disturbance buffer will be determined by the wildlife biologist and will depend on the level of noise and/or surrounding anthropogenic disturbances, line of sight between the nest and the construction activity, type and duration of construction activity, ambient noise, species habituation, and topographical barriers. These factors will be evaluated on a case-by-case basis when developing buffer distances. Limits of construction to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of nest areas. A biological monitor should be present to delineate the



boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area can occur.

The monitoring and reporting for the mitigation measures, including the period for implementation, monitoring agency, and the monitoring action, are identified in Table 4-1.

<b>Table 4-1 Mitigation Monitoring Program</b>			
MEASURE	ENFORCEMENT AGENCY	MONITORING PHASE	VERIFICATION
<b>BIOLOGICAL RESOURCES</b>			
<p><b>BIO-1</b> If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a no-disturbance buffer. The size of the no-disturbance buffer will be determined by the wildlife biologist and will depend on the level of noise and/or surrounding anthropogenic disturbances, line of sight between the nest and the construction activity, type and duration of construction activity, ambient noise, species habituation, and topographical barriers. These factors will be evaluated on a case-by-case basis when developing buffer distances. Limits of construction to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of nest areas. A biological monitor should be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area can occur.</p>	<p>City of Adelanto Community Development Department</p> <p><i>(The Applicant is responsible for implementation)</i></p>	<p><i>Prior to the start of any construction related activities.</i></p>	<p>Date:</p> <p>Name &amp; Title:</p>



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## SECTION 5 - REFERENCES

### 5.1 PREPARERS

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### 5.2 REFERENCES

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