INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

103 SINGLE-FAMILY UNIT SUBDIVISION APNS 0459-124-36 & 0459-124-37 ADELANTO, CALIFORNIA

LAND DEVELOPMENT PERMIT (LDP) NO. 23-14 TENTATIVE TRACT MAP (TTM)NO. 20675

LEAD AGENCY:

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

REPORT PREPARED BY:

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
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MAY 3 2024

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MITIGATED NEGATIVE DECLARATION

PROJECT NAME: 103 Unit Subdivision (LDP 23-14 & TTM 20675)

PROJECT APPLICANT: The Applicant for the proposed project is Nan Huang, Principal. MetaCapital Management 4141 S Nogales St, C 102, West Covina, California 91792.

PROJECT LOCATION: The proposed 17.2-acre 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 Lawson Avenue on the north, Bellflower Street on the east, Cortez Avenue on the south, and Lilac Road on the west. No Address has been assigned to the property at this time. The corresponding Assessor Parcel Numbers (APNs) include 0459-124-36 and 0459-124-37. The project site is located in the Adelanto quadrangle of the United States Geological Survey's (USGS) 7.5-minute map series within Section 29 of Township 6 North, Range 5 West. The project site's geographic coordinates are 34°34'29.24" N and -117°25'15.42" W.

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

PROJECT: The proposed project would involve the development of 103 single-family residential units within a 17.2-acre site. A total of four floor plans are proposed. Each single-family unit would consist of three-bedroom or four-bedroom floor plans. The individual units would consist of a single level and would be provided with an enclosed two-car garage. A retention basin (referred to as Lot A) would be provided in the northwest corner of the site. Primary access would be provided by a main entry with the west side of Bellflower Street while four additional access ways would be connected with the north side of Cortez Avenue. The internal drive aisles would consist of two travel lanes and would have a curb-to-curb width of 36-feet. The site's zoning designation is *Residential Medium Density (RM-12)*.

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:

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact

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.

☐ Aesthetics	☐ Agriculture & Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology & Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology & Water Quality	☐ Land Use & Planning	☐ Mineral Resources
☐ Noise	☐ Population & Housing	☐ Public Services
☐ Recreation	☐ Transportation & Traffic	☐ Tribal Cultural Resources
☐ Utilities & Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

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

☐	The proposed project *COULD NOT* have a significant effect on the environment, and a *NEGATIVE DECLARATION* shall be prepared.
✖	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 *MITIGATED NEGATIVE DECLARATION* shall be prepared.
☐	The proposed project *MAY* have a significant effect on the environment, and an *ENVIRONMENTAL IMPACT REPORT* is required.
☐	The proposed project *MAY* have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier 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 *ENVIRONMENTAL IMPACT REPORT* is required, but it must analyze only the effects that remain to be addressed.
☐	Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an *earlier EIR or NEGATIVE DECLARATION* pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that *earlier EIR or NEGATIVE DECLARATION,* including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature _____ Date _____

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SECTION 1 - INTRODUCTION

1.1 PURPOSE OF THIS INITIAL STUDY

The proposed project would involve the development of 103 single-family residential units within a 17.2-acre site. A total of four floor plans are proposed. Each single-family unit would consist of three-bedroom or four-bedroom floor plans. The individual units would consist of a single level and would be provided with an enclosed two-car garage. A retention basin (referred to as Lot A) would be provided in the northwest corner of the site. Primary access would be provided by a main entry with the west side of Bellflower Street while four accessways would be connected with the north side of Cortez Avenue. The internal drive aisles would consist of two travel lanes and would have a curb-to-curb width of 36-feet. The site's zoning designation is *Residential Medium Density (RM-12)*. There are no addresses that have been assigned to the property at this time. The site's Accessor Parcel Numbers (APNs) are 0459-124-36 and 0459-124-37.[1]

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.[2] 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 would 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 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.[3] This Initial Study and the Notice of Intent (NOI)

[1] Blue Engineering and Consulting, Inc. *Tentative Tract Map [Tract No. 20675]*. November 1, 2023.

[2] California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions.* as Amended 2018. §21067. 2019

[3] California, State of. *California Public Resources Code. Division 13, Guidelines for the Implementation of the California Environmental Quality Act*. §15050. 2019.

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.[4] Questions and/or comments should be submitted to the following contact person:

Christian Espinoza, Planning Technician
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.

[4] 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 103 single-family residential units within a 17.2-acre site. A total of four floor plans are proposed. Each single-family unit would consist of three-bedroom or four-bedroom floor plans. The individual units would consist of a single level and would be provided with an enclosed two-car garage. A retention basin (referred to as Lot A) would be provided in the northwest corner of the site. Primary access would be provided by a main entry with the west side of Bellflower Street while four additional accessway would be connected with the north side of Cortez Avenue. The internal drive aisles would consist of two travel lanes and would have a curb-to-curb width of 36-feet. The site's zoning designation is *Residential Medium Density (RM-12)*. There are no addresses that have been assigned to the property at this time. The site's Accessor Parcel Numbers (APNs) that are applicable to the project site include 0459-124-36 and 0459-124-37.[5]

2.2 PROJECT LOCATION

The proposed project would be located within the City of Adelanto. 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.[6]

The proposed 17.2-acre 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 Lawson Avenue on the north, Bellflower Street on the east, Cortez Avenue on the south, and Lilac Road on the west. No Address has been assigned to the property at this time. The corresponding Assessor Parcel Numbers (APNs) include 0459-124-36 and 0459-124-37. The project site is located in the Adelanto quadrangle of the United States Geological Survey's (USGS) 7.5-minute map series within Section 29 of Township 6 North, Range 5 West. The project site's geographic coordinates are 34°34'29.24" N and -117°25'15.42" W.[7] Primary access would be provided by a main entry with the west side of Bellflower Street while four additional driveway connections would be provided with the north side of Cortez Avenue. The location of Adelanto, in a regional context, is shown in Exhibit 1. The project site's location in the City is shown in Exhibit 2. A local (vicinity) map is provided in Exhibit 3.

[5] Blue Engineering and Consulting, Inc. *Tentative Tract Map [Tract No. 20675]*. November 1, 2023.

[6] Google Maps. Website accessed March 24, 2024.

[7] Ibid.

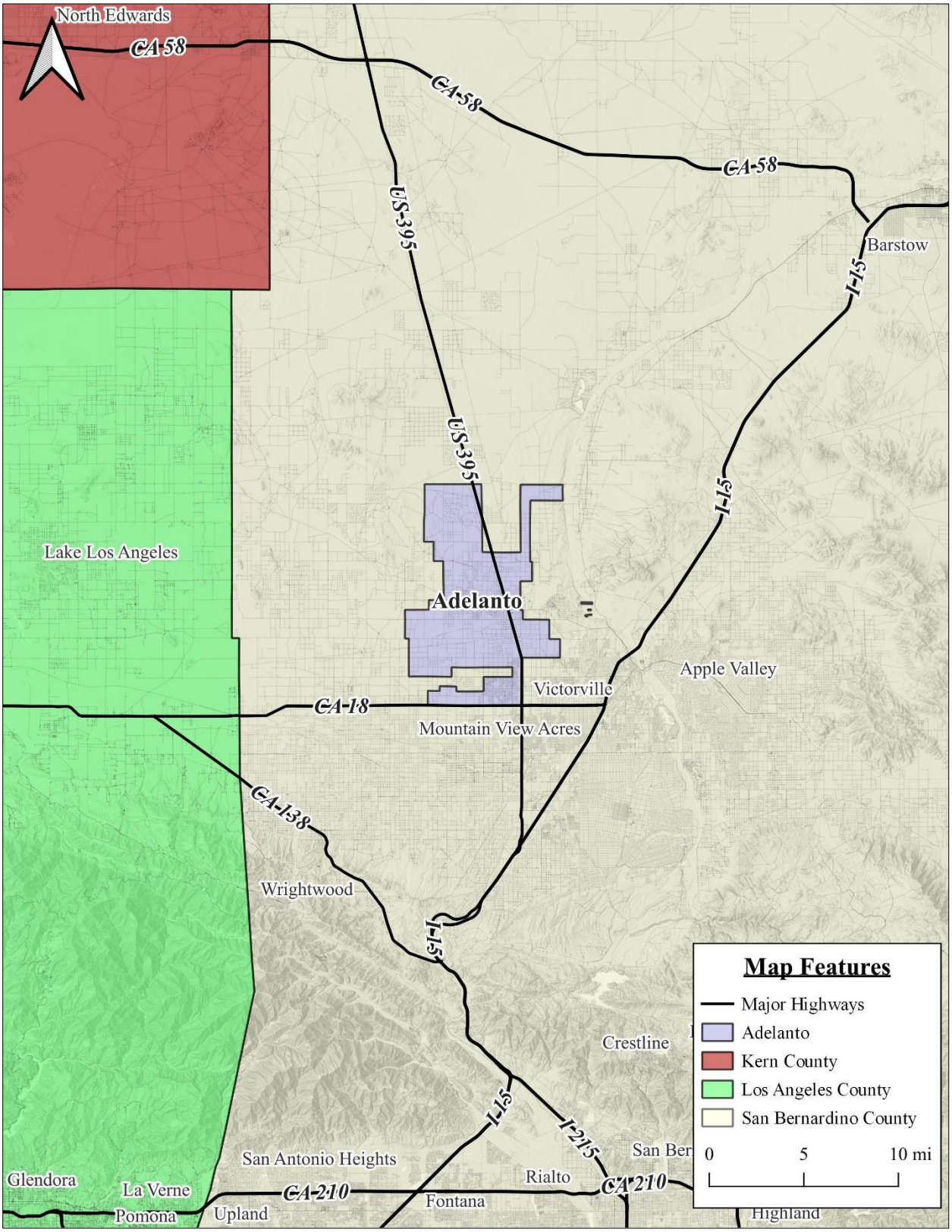

EXHIBIT 1 REGIONAL MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

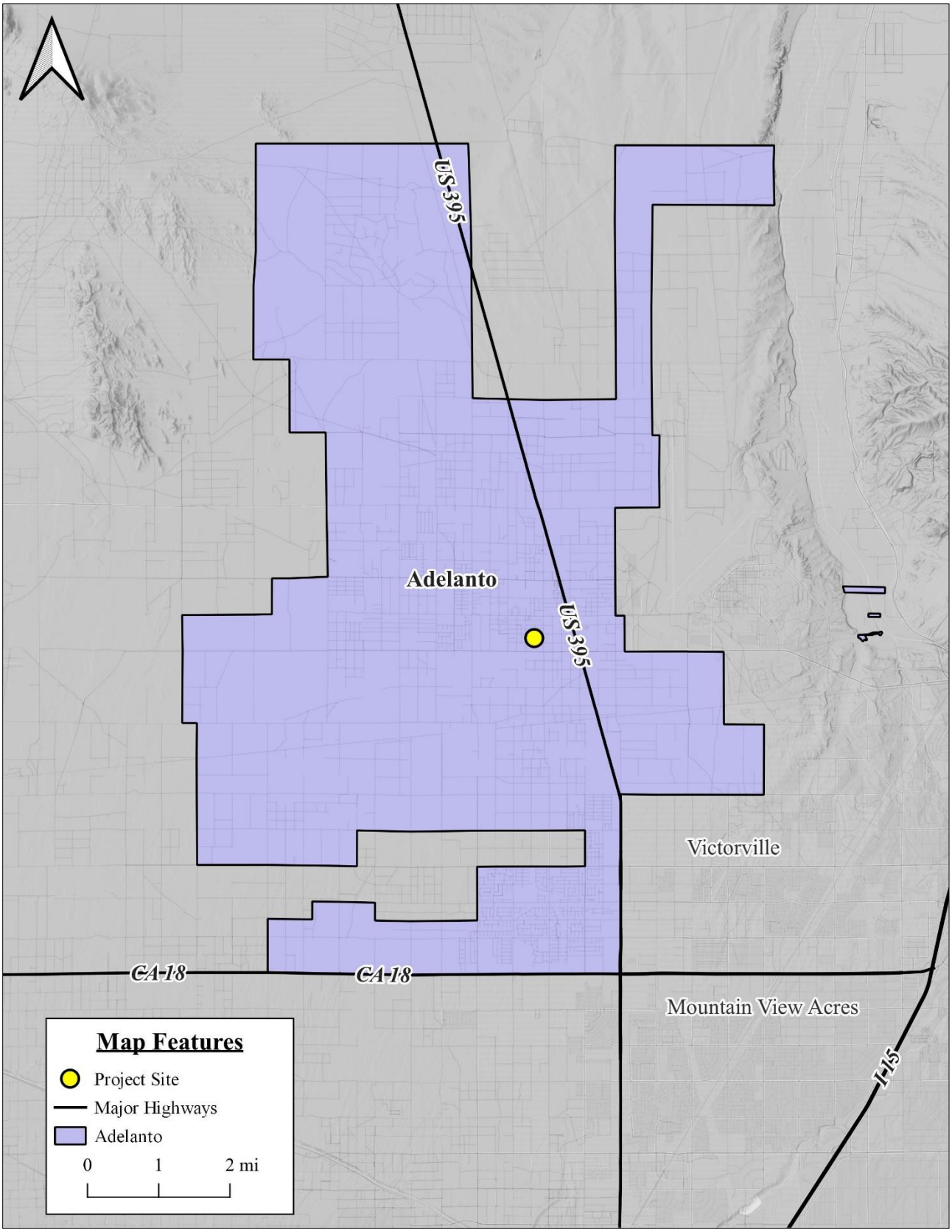

EXHIBIT 2 CITYWIDE MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

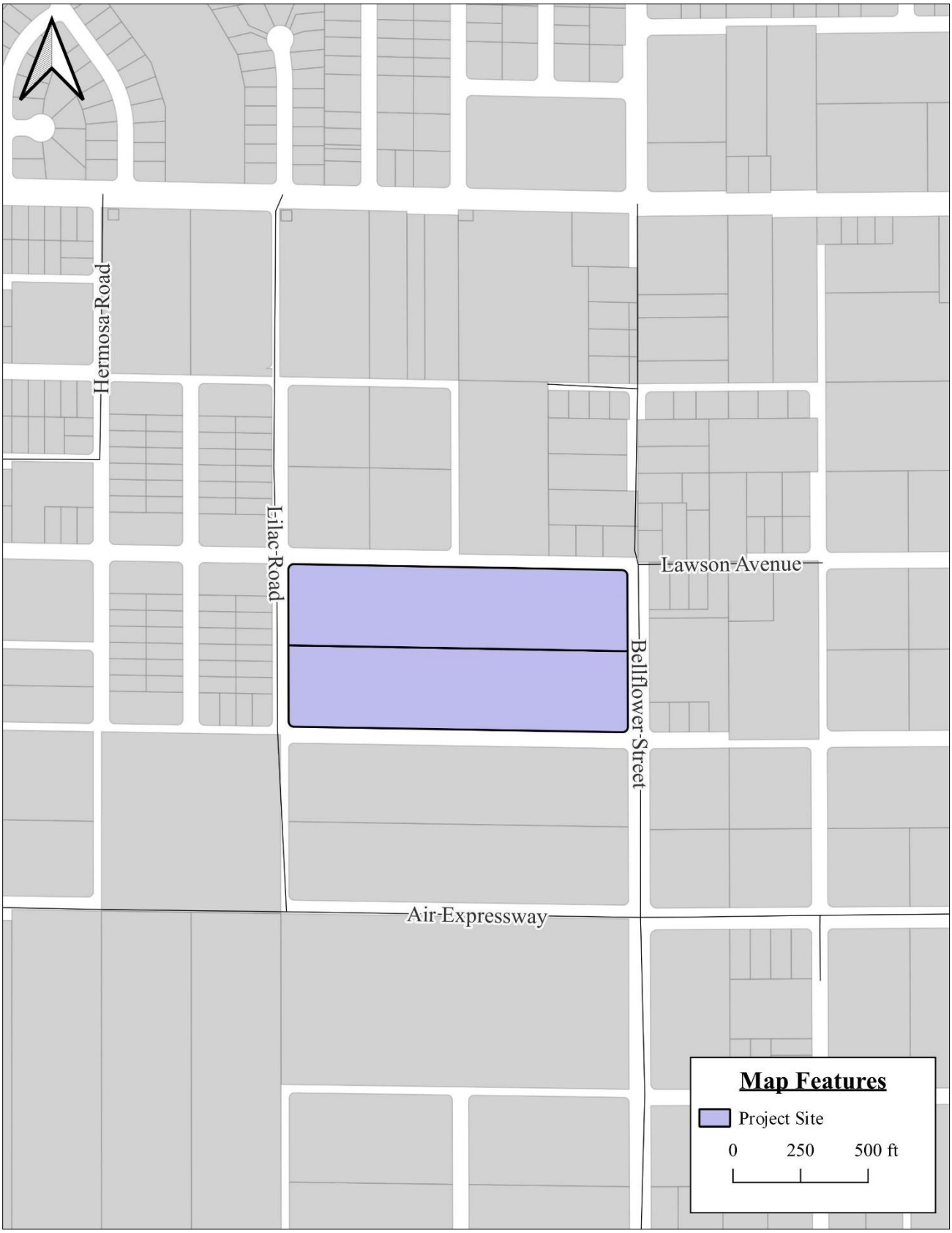

EXHIBIT 3 LOCAL MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

2.3 ENVIRONMENTAL SETTING

The proposed project site consists of 17.2 acres and, while undeveloped, the project site is largely disturbed. The site itself supports undeveloped, vacant land which has been subjected to human disturbances such as illegal dumping, off-road vehicular use, and surrounding development. According to historic aerials, the site has supported undeveloped, vacant land since at least 1952. The earliest observed land uses in the vicinity of the site occurred prior to 1985 in association with residential development. The majority of the project site is disturbed and no longer supports a natural plant community. Scattered vegetation occurs throughout the project site.

The project site ranges in elevation from 2,897 to 2,885 feet above mean sea level. On-site topography is generally flat with no areas of significant topographic relief. Based on the NRCS USDA Web Soil Survey, the project site is historically underlain entirely by Bryman loamy fine sand (0 to 2 percent slopes). Soils onsite have been compacted from recent disturbances and surrounding land-use.

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. The land surrounding the site is composed of a mix of undeveloped, vacant land and residential developments. Land uses and development located in the vicinity of the proposed project are outlined below:

- *North of the project site:* Lawson Avenue extends along the project site's north side. The parcels located to the north of the aforementioned roadway are sparsely developed. This area is zoned as *Residential Medium Density (RM-12)*.[8]

- *West of the project site:* Lilac Avenue extends along the project site's west side. Sparsely developed residential development is located to the west of the aforementioned roadway. This area is zoned as *Residential Medium Density (RM-12)*.[9]

- *South of the project site:* The Cortez Avenue right-of-way (ROW) is located to the project site's south side. Vacant land is located further south of the aforementioned ROW. This area is zoned as *Residential Medium Density (RM-12)*.[10]

- *East of the project site:* Bellflower Street extends along the project site's east side. Vacant, undeveloped land is located further east, east of the aforementioned roadway. This area is zoned as *Mixed Use (M-U)*.[11]

As indicated previously, the site is located within an area zoned for residential development. The site is currently zoned as *Residential Medium Density (RM-12)*. In addition, the approval of a tentative tract map would also be required. An aerial photograph of the project site and the surrounding area is provided in Exhibit 4.

[8] Google Maps and City of Adelanto Zoning Map. Website accessed on March 24, 2024.

[9] Ibid.

[10] Ibid.

[11] Ibid.

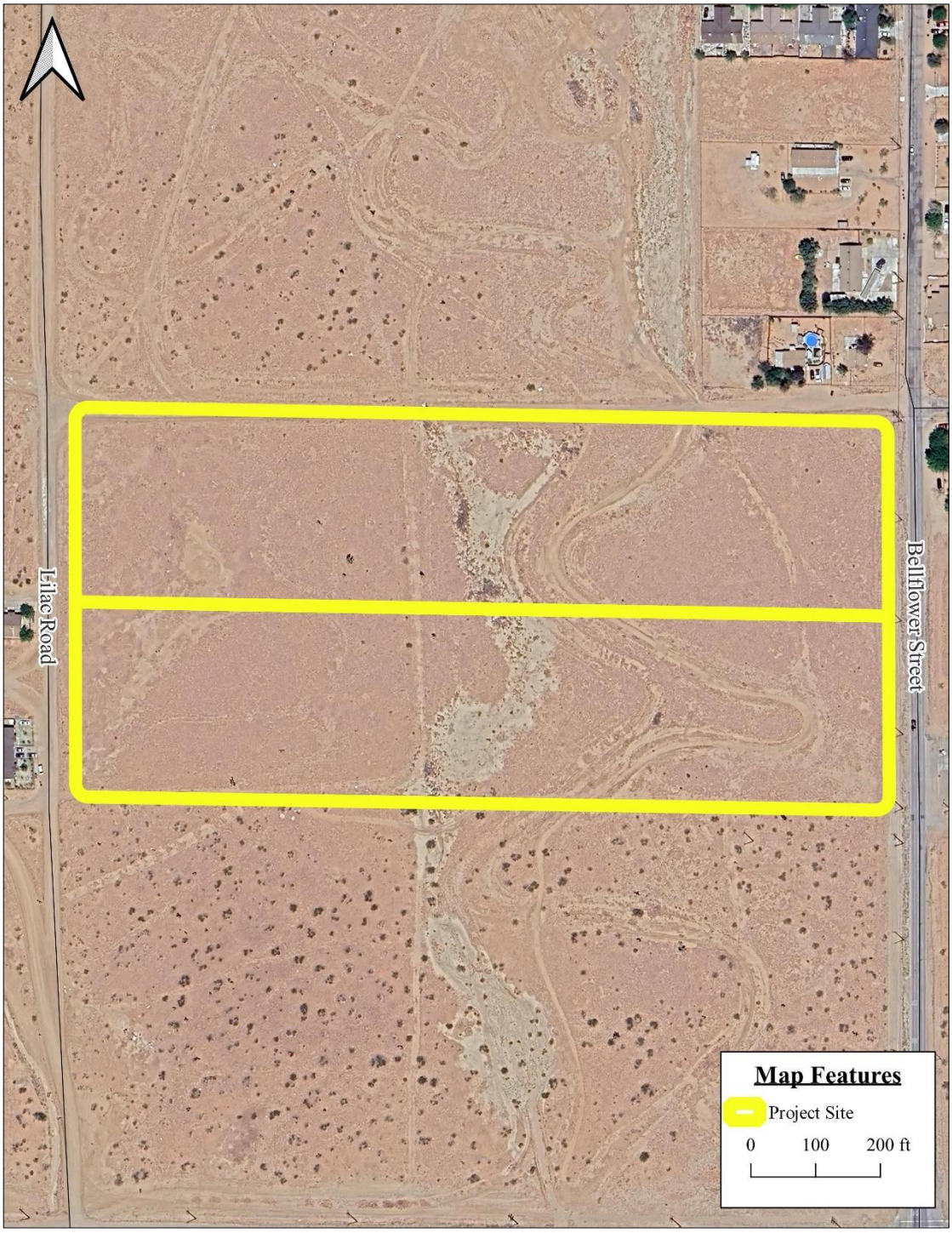

EXHIBIT 4 AERIAL IMAGE OF PROJECT SITE

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

2.4 PROJECT DESCRIPTION

PHYSICAL CHARACTERISTICS

The proposed project would involve the development of 103 single-family residential units within a 17.2-acre site. The site's zoning designation is *Residential Medium Density (RM-12)*. The proposed site plan is shown in Exhibit 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 103 single-family residential units. The proposed project site consists of approximately 17.2 acres. The proposed project site's Zoning designation is *Residential Medium Density (RM-12)*. Once complete, the proposed project would have an average density of 5.98 dwelling units per acre. A retention basin (referred to as Lot A) would be provided in the northwest corner of the site.[12] The project is summarized blow in Table 1.

Table 1 Project Summary

Project Element	Description
Total Site Area	17.2 acres
Number of Units	103 units
Development Density	5.98 Units/acre
Access Driveways	Bellflower St. & Cortez Ave.
Zoning	*Residential Medium Density (RM-12)*

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

- *Proposed Floor Plan*. A total of four floor plans are proposed. 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.[13]

- *Parking*. Each single-family unit would be provided with a two-car garage. Addition parking would also be available in the driveway apron provided for each unit. No on-street parking would be permitted.

- *Single-family Lot Sizes*. As indicated previously, a total of 103 single-family units would be provided. Each single-family unit would be situated on an individual lot. The unit types are described in Table 2.

[12] Blue Engineering and Consulting, Inc. *Tentative Tract Map [Tract No. 20675]*. November 1, 2023.

[13] Blue Engineering and Consulting, Inc. (Site Plan Map) and *City of Adelanto Comprehensive Application for Development Review and Land Use Approval TTM 20675)*. August 28, 2023.

Table 2 Summary of Residential Unit Types

Unit Plan	Units Level	Parking	Floor Area
Plan A	One Story	2 enclosed spaces, 2 driveway spaces	1,424 sq. ft.
Plan B	One Story	2 enclosed spaces, 2 driveway spaces	1,540 sq. ft.
Plan 3	One Story	2 enclosed spaces, 2 driveway spaces	1,600 sq. ft.
Plan D	One Story	2 enclosed spaces, 2 driveway spaces	1,800 sq. ft.

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

- *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*. The individual units would consist of a single level and would be provided with an enclosed two-car garage. Two additional parking spaces would be provided on the exterior driveways. Primary access would be provided by a main entry with the west side of Bellflower Street and four additional accessway connections with the north side of Cortez Avenue. The internal drive aisles would consist of two travel lanes and would have a curb-to-curb width of 36-feet.

The site plan is shown in Exhibit 5.

OCCUPANCY CHARACTERISTICS OF THE PROPOSED PROJECT

The proposed project would involve the construction of 103 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 418 residents that would occupy the proposed 103 unit development.[14]

CONSTRUCTION CHARACTERISTICS

The construction for the proposed project is assumed to commence in January 2025 and would take approximately nineteen 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.

[14] Blue Engineering and Consulting, Inc. *Tentative Tract Map [Tract No. 20675]*. November 1, 2023.

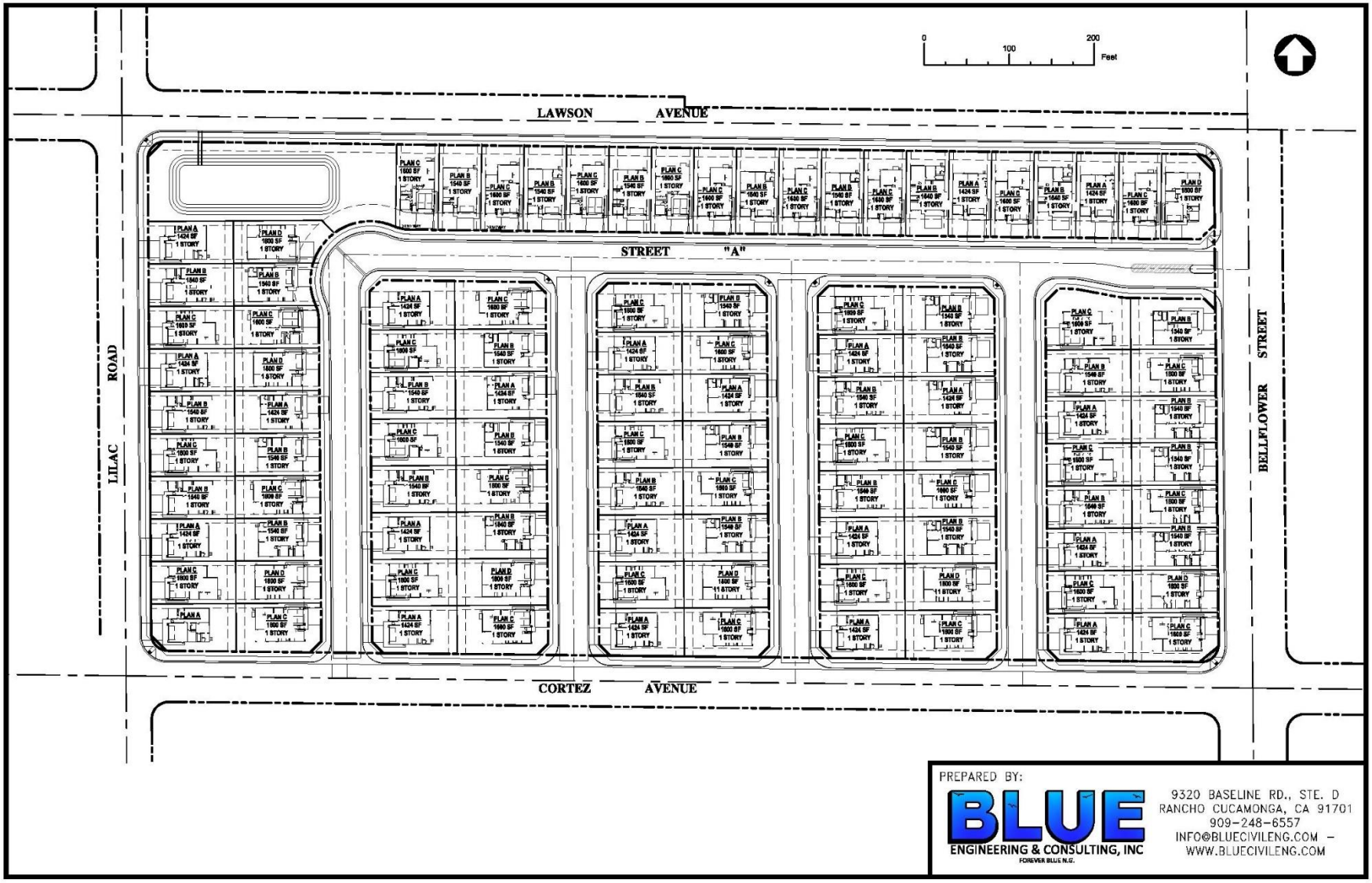

EXHIBIT 5 PROJECT SITE PLAN

SOURCE: BLUE ENGINEERING AND CONSULTING, INC.

- *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 following discretionary approvals would be required as part of the proposed project's implementation:

- The approval of a Land Development Plan (LDP) 23-14;
- The approval of a Tentative Tract Map (TTM) 20675;
- The approval of the Mitigated Negative Declaration (MND); and,
- The adoption of the Mitigation Monitoring and Reporting Program.

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

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 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. Pursuant to 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 would 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.[15] 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 of Adelanto. These view sheds are comprised primarily of undeveloped desert land, the Mojave River, and distant views of the mountains.[16] Lastly, the project site does not contain any buildings listed in the State or National registrar. *As a result, no impacts would occur.*

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 or protected scenic vistas. In addition, the City does not have any zoning regulations or other regulations governing scenic quality other that 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 residential land uses. The nearest

[15] California Department of Transportation. *Official Designated Scenic Highways*.

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

sensitive receptors to the project site are residential land uses located in the vicinity of the project 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.*

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 103 single-family residential units. [17] 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.*

According to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract.[18] No impacts on existing Williamson Act Contracts will result from the proposed project's implementation. *As a result, no impacts would occur.*

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 *Residential Medium Density (RM-12)* does not contemplate forest land or

[17] Blue Engineering and Consulting, Inc. *Tentative Tract Map [Tract No. 20675]*. November 1, 2023.
[18] 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.

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.*

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_3)* 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_x)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NO_x is formed when nitric oxide (a pollutant from burning processes) combines with oxygen. The daily threshold is 137 pounds per day of nitrogen oxide (NO_x).
- *Sulfur Dioxide* (SO_2) 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_x).
- *PM_{10} and $PM_{2.5}$* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles since fine particles can more easily cause irritation. The daily threshold is 82 pounds per day of PM_{10} and 65 pounds per day of $PM_{2.5}$.
- *Reactive Organic Gasses (ROG)* refers to organic chemicals that, with the interaction of sunlight photochemical reactions may lead to the creation of "smog." The daily threshold is 137 pounds per day of ROG.

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 103 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 17.2 acres. The lot sizes would range from 5,000 square feet to 10,795 square feet. [19] The City is located within the Mojave Desert Air Basin (MDAB) and is under the jurisdiction of the Mojave Desert Air Quality Management

[19] Blue Engineering and Consulting, Inc. *Tentative Tract Map [Tract No. 20675]*. November 1, 2023.

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. 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.[20] The proposed project (103 units) will potentially result in an additional 349 residents. Therefore, the proposed project is not in conflict with the growth projections established for the City by SCAG. The project's construction emissions would be below the thresholds of significance established by the MDAQMD (the project's daily construction emissions are summarized in Table 3 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 4 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 and 4. 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-and 4);
- 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.2022.1.1.22). As shown in Table 3, 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 Estimated Daily Construction Emissions

Construction Phase	ROG	NOx	CO	SOx	PM10	PM2.5
Maximum Daily Emissions	63.0	31.7	31.2	0.06	9.26	5.25
Daily Thresholds	137	137	548	137	82	65
Significant Impact?	No	No	No	No	No	No

Source: CalEEMod V.2022.1.1.22

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

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 housing units were occupied. The analysis of long-term operational impacts summarized in Table 4 also used the CalEEMod V.2022.1.1.22 computer model. The analysis summarized in Table 4 indicates that the operational (long-term) emissions will be below the MDAQMD daily emissions thresholds.

Table 4 Estimated Operational Emissions in lbs./day

Emission Source	ROG	NOx	CO	SO2	PM10	PM2.5
Total (lbs./day)	9.98	5.26	44.2	0.09	7.41	1.97
Daily Thresholds	137	137	548	137	82	65
Significant Impact?	No	No	No	No	No	No

Source: CalEEMod.2022.1.1.22

As indicated in Tables 3 and 4, 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.[3] 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.[21] 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 103 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

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

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 regulations is required for all projects undertaken within the MDAB. *Adherence to the aforementioned regulations will reduce potential impacts to levels that are less than significant.*

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
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?		✖		
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?				✖
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?				✖
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?				✖
E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✖		
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?				✖

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 103 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 17.2 acres.[22]

The project site occurs in an area that is primarily undeveloped with scattered rural residential, commercial, and institutional developments throughout the general vicinity. The site is bounded to the south by Cortez Avenue (an unimproved road) with undeveloped, vacant land beyond; to the west by Lilac Road with residential and vacant land beyond; to the east by Bellflower Street with residential land beyond; and to the north by Lawson Avenue with undeveloped land beyond. The site itself supports undeveloped, vacant land which has been subjected to anthropogenic disturbances such as illegal dumping, off-road vehicular use, and surrounding development. According to historic aerials, the site has supported undeveloped, vacant land since at least 1952. The earliest observable land uses in the vicinity of the site occurred prior to 1985 in association with residential development. The majority of the project site is

[22] Blue Engineering and Consulting, Inc. *Tentative Tract Map [Tract No. 20675]*. November 1, 2023.

disturbed and no longer supports a natural plant community. Scattered vegetation occurs throughout the project site. The project site supports one (1) land cover type that would be classified as disturbed. The majority of the project site supports a disturbed land cover type that has been impacted by anthropogenic disturbances such as illegal dumping, off-road vehicular use, and surrounding development. Plant species present within the nonnative grassland include puncturevine (*Tribulus terrestris)*, spiny hop sage (*Grayia spinosa),* chinch weed *(Pectis prostrata),* goosefoot (*Chenopodium sp.)*, creosote *(Larrea tridentata)*, red-stemmed filaree *(Erodium cicutarium)*, Russian thistle *(Salsola tragus)*, desert ragweed *(Ambrosia dumosa),* cheese weed *(Malva parviflora),* Jimson weed *(Dartura stramonium)*, western Joshua tree *(Yucca brevifolia)*, and Mediterranean grass *(Schismus barbatus)*. 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 as 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.[23]

- *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

- *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 project site and surrounding area provide suitable foraging and cover habitat for local reptile species adapted to a high degree of anthropogenic disturbance. No reptile species were observed onsite during the field investigation. Common reptilian species that could be expected to occur onsite include western side-blotched lizard *(Uta stansburiana elegans),* Great Basin fence lizard *(Sceloporus occidentalis)*, and southern alligator lizard *(Elgaria multicarinata)*.

- *Birds*. The project site and surrounding area provide suitable foraging and nesting habitat for local bird species adapted to anthropogenic disturbance. Bird species detected during the field investigation include common raven (Corvus corax), European starling *(Sturnus vulgaris)*, house finch *(Haemorhous mexicanus)*, and mourning dove (*Zenaida macroura)*.

- *Mammals*. The project site and surrounding area provide suitable foraging and cover habitat for mammalian species adapted to a high degree of anthropogenic disturbance. Mammalian species detected during the field investigation include California ground squirrel *(Otospermophilus beecheyi)*, kangaroo rat *(Dipodomys sp.)* and feral cat *(Felis catus)*. Other common mammalian species that could be expected to occur onsite include coyote *(Canis latrans)*, black-tailed jackrabbit *(Lepus californicus),* raccoon *(Procyon lotor)*, and desert cottontail *(Sylvilagus audubonii)*.

- *Nesting Birds*. No active nests or birds exhibiting nesting behavior were observed on-site during the field investigation. The project site and surrounding area provide minimal nesting

[23] ELMT Consulting. *Bellflower & Lawson Biological Resources Assessment*. September 27, 2023.

opportunities for year-round and seasonal avian residents, as well as migrating songbirds that could occur in the area and are adapted to a high degree of anthropogenic disturbance. 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.

According to the CNDDB, twelve (12) special-status wildlife species have been reported in the Adelanto (refer to Attachment C of the Biological Report). No special-status wildlife species were observed during the field investigation. Based on habitat requirements for specific species and the availability and quality of on-site habitats, and proximity to known occurrences, it was determined that the proposed project site has a high potential to support California horned lark *(Eremophila alpestris actia)*, and a low potential to prairie falcon (Falco mexicanus) and loggerhead shrike *(Lanius ludovicianus)*. It was further determined that the project site does not have the potential to support any other special-status wildlife species and all are presumed to be absent. None of the aforementioned species are federally or state listed as threatened or endangered. The surrounding utility poles allow for perching opportunities for prairie falcon while the Joshua trees within the project site allow for nesting and perching opportunities for loggerhead shrike. The area within and surrounding the project site provides foraging opportunities for all the aforementioned species. However, none of the aforementioned species were observed within the boundaries of the project site at the time of the investigation.[24] Due to regional significance and/or listing status, the potential occurrence of burrowing owl, desert tortoise, and Mohave ground squirrel are discussed in further detail below.

- *Burrowing Owl*. No burrowing owls or recent signs (i.e., pellets, feathers, castings, or whitewash) were observed during the field investigation. The majority of the project site is heavily vegetated with a variety of invasive/weedy species what provide minimal line-of-sight observation favored by burrowing owls. Additionally, no suitable burrows (>4 inches) for roosting and nesting were observed within site boundaries. Further, feral cats were observed during the investigation which likely preclude the establishment of burrowing owl within the project site. Therefore, burrowing owl is presumed to be absent from the project site and no further surveys are recommended.

- *Desert Tortoise*. No live desert tortoises, suitable burrows, or other signs were observed during the field investigation. Further, the nonnative grassland present within the project site does not constitute suitable habitat for desert tortoise. Additionally, the project site is isolated from known desert tortoise habitat by existing development, including roadways which support regular traffic. As such, desert tortoise are presumed to be absent from the project site and focused surveys are not recommended.

- *Mojave Ground Squirrel*. Based on habitat requirements for Mohave ground squirrel, known distributions, site conditions, and regional trapping studies, it was determined this species is presumed absent from the project site. No further focused surveys are recommended.

The project site is not located with federally designated Critical Habitat. The nearest designated Critical

[24] ELMT Consulting. *Bellflower & Lawson Biological Resources Assessment*. September 27, 2023.

Habitat is located approximately 4.22 miles east of the stie for southwestern willow flycatcher (Empidonax traillii extimus). Therefore, the loss or adverse modification of Critical Habitat will not occur as a result of the proposed project and consultation with the USFWS will not be required for impacts to Critical Habitat. The following mitigation measures would be required:[25]

- 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). In order to protect migratory bird species, a nesting bird clearance survey should be conducted prior to any ground disturbance or vegetation removal activities that may disrupt the birds during the nesting season. 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 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.[26] *As a result, no impacts would occur.*

[25] ELMT Consulting. *Bellflower & Lawson Biological Resources Assessment*. September 27, 2023.

[26] Ibid.

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 Inventory, Wetlands Mapper confirmed that there are no wetlands or riparian habitat present within in the site. The nearest wetland lies on the property adjacent and 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.[27] *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.*

Habitat linkages provide connections between larger habitat areas that are separated by development. 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.[28] or 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, the nearest major open space area documented in the vicinity of the project site is the Oro Grande Wash located approximately 3.8 miles east of the site. The site is separated from the Oro Grande Wash by existing development, roadways, and undeveloped land, and there are no riparian corridors or creeks connecting the project site to the wash. 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.[29] *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? ● Less than Significant Impact With Mitigation.*

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

[27] ELMT Consulting. *Bellflower & Lawson Biological Resources Assessment*. September 27, 2023.

[28] Ibid.

[29] Ibid.

"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 Plant Protection Act, Food, and Agricultural Code (80001 – 80006). The California Fish and Game Commission (Commission) designated the western Joshua tree as a candidate for listing under the California Endangered Species Act (CESA) in October 2020. This action afforded the western Joshua tree the same CESA protections as listed species, which means that removal of the desert trees was subject to fines and criminal penalties unless authorized by a "take" permit issued by the CDFW. Such permits were difficult to obtain, and when issued would authorize removal only in limited circumstances. The new law which became effective July 1, 2023, streamlines the western Joshua Tree take permit process and broadens the purposes for which a permit may be issued. A western Joshua tree may now be removed for any purpose, so long as a permit is obtained and the removal is fully mitigated, or alternatively, an in-lieu mitigation fee is paid. Based on the site surveys, there are six (6) live western Joshua trees were observed within the boundaries of the project site measuring between 2 to 3 meters in height. If implementation of the proposed project should result in impacts to, or removal of any of the western Joshua trees occurring onsite, mitigation will be required at $300 per tree, totaling $1,800 to be paid into the western Joshua tree mitigation fund. *As a result, the impacts would be less than significant with mitigation*.

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.*

The analysis determined that the project site provides limited suitability habitat for western Joshua tree. It was further determined that the site does not have the potential to support any of the other special-status plant species known to occur in Adelanto USGS 7.5-minute quadrangle, and all are presumed to be absent.[30] *Therefore, no impacts would occur.*

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 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

[30] ELMT Consulting. *Bellflower & Lawson Biological Resources Assessment*. September 27, 2023.

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.

BIO-2 Prior to construction, the project proponent is required to obtain an Incidental Take Permit (ITP) through CDFW for the take of 6 Joshua trees. Per Section 1927.4 of the WJTCA, CDFW may authorize, by permit, the taking of a western Joshua tree if all of the following conditions are met: (1) The permittee submits to CDFW for its approval a census of all western Joshua trees on the project site, including photographs, that categorize the trees according to the following size classes: a. Less than one meter in height. b. One meter or greater but less than five meters in height. c. Five meters or greater in height. (2) The permittee avoids and minimizes impacts to, and the taking of, the western Joshua tree to the maximum extent practicable. Minimization may include trimming, encroachment on root systems, relocation, or other actions that result in detrimental but nonlethal impacts to western Joshua tree. (3) The permittee mitigates all impacts to, and taking of, the western Joshua tree. In lieu of completing the mitigation on its own, the permittee may elect to pay mitigation fees. (4) CDFW may require the permittee to relocate one or more of the western Joshua trees. The City of Adelanto falls within an area of the WJTCA which qualifies for reduced Mitigation Fees for impacts to western Joshua trees (Fish and Wildlife Code, Section 1927). The reduced Mitigation Fees are as follows [Fish and Wildlife Code, Section 1927.3 (d)]: 1.Trees 5 meters of greater in height - $1,000; 2. Trees 1 meter or greater but less than 5 meters in height - $200; 3. Trees less than 1 meter in height - $150. Each western Joshua tree stem or trunk arising from the ground shall be considered an individual tree requiring mitigation, regardless of proximity to any other western Joshua tree stem of trunk. Mitigation is required of all trees, regardless of whether they are dead or alive. It is recommended that specific Joshua tree mitigation measures or determination of in-lieu fees be addressed through consultation with CDFW.

BIO-3. Light shall not be visible outside of any structure used for cannabis cultivation. This shall be accomplished by: employing blackout curtains where artificial light is used to prevent light escapement, eliminating all nonessential lighting from cannabis sites and avoiding or limiting the use of artificial light during the hours of dawn and dusk when many wildlife species are most active, ensuring that lighting for cultivation activities and security purposes is shielded, cast downward, and does not spill over onto other properties or upward into the night sky (see the International Dark-Sky Association standards at http://darksky.org/), and using LED lighting with a correlated color temperature of 3,000 Kelvins or less. All hazardous waste associated with lighting shall be disposed of properly and lighting that contains toxic compounds shall be recycled with a qualified recycler.

BIO-4. Project construction shall not occur during the hours of dawn and dusk when many wildlife species are most active. To suppress Project noise, the Project shall implement the use of mufflers and all generators shall be enclosed.

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. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?				✖
C. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?			✖	

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.[31]

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 Impact.*

The proposed project would involve the development of 103 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 17.2 acres. [32] DUKE CRM conducted a records search at the South Central Coastal Information Center (SCCIC) on October 2, 2023. 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. The records search identified five (5) cultural resources within ½ mile of the project. Each of these resources are historic in age and none are recorded within the project area. Resource P-36-

[31] U. S. Department of the Interior, National Park Service. National Register of Historic Places. http://nrhp.focus.nps.gov. 2010.

[32] Blue Engineering and Consulting, Inc. *Tentative Tract Map [Tract No. 20675]*. November 1, 2023.

061260, a historic can isolate, is the closest of these resources, located approximately 2,135 feet northeast of the project.[33] *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.

Alex Bulato, B.A., Archaeologist at DUKE CRM and Brian Kussman, B.A., Paleontologist at DUKE CRM, conducted an intensive pedestrian survey of the Project on October 19, 2023, with parallel transects spaced no greater than 15 meters apart. The survey covered the entirety of the 17.2-acres in the area of the proposed project (see Attachment A, Aerial Map). Soils consist of aridosols derived from granitic basement rocks, recreation ramps, not contemporaneous with the heavy equipment cuts, on east end of property, somewhat toward the north portion of the quadrant. Ground visibility is approximately 70 to 80 percent. Vegetation consisted of creosote scrub with sparse Joshua trees, with a mean elevation of approximately 2,890 ft. above sea level. Five (5) glass fragments and one (1) historic-era ceramic fragment were observed in the central eastern portion of the project. Fragments may be historic in age; however, the fragments were too small to confirm. No additional cultural resources and no paleontological resources were observed as a result of the field survey.

DUKE CRM assessed the proposed project for impacts to cultural resources according to CEQA. The SCCIC nor the field survey identified any verifiable cultural resources within the project area. Therefore, as a result of negative findings during the field survey and heavy disturbances throughout the project area, our assessment is that the project has a low potential to impact cultural resources. Therefore, no mitigation is recommended for cultural resources. *As a result, no impacts would occur.*

C. *Would the project disturb any human remains, including those interred outside of dedicated cemeteries? ● Less than Significant Impact.*

There are no dedicated cemeteries located in the vicinity of the project site.[34] 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."

[33] Duke Cultural Resources Management. *Cultural and Paleontological Resources Assessment for the 17.2-Acre Project, City of Adelanto, County of San Bernardino, California (Project Number C-0512).* November 13, 2013.

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 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, the impacts would be less than significant.*

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 103 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 17.2 acres. [35]

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 5 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 671,354 kilowatt (kWh) per year of electricity and 33,269 therms of natural gas.

Table 5 Estimated Annual Energy Consumption

Project (103 units)	Consumption Rate	Total Project Consumption
Electrical Consumption	6,518 kWh/unit/year	671,354 kWh/year total
Natural Gas Consumption	323 therms/unit/year	33,269 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.*

[35] Blue Engineering and Consulting, Inc. *Tentative Tract Map [Tract No. 20675]*. November 1, 2023.

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

The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now requires that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials.. The 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
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?			✖	
B. Would the project result in substantial soil erosion or the loss of topsoil?			✖	
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?			✖	
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?			✖	
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?				✖
F. 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 103 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 17.2 acres. [36] 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.[37]

[36] Blue Engineering and Consulting, Inc. *Tentative Tract Map [Tract No. 20675]*. November 1, 2023.

[37] California Department of Conservation. *Fault Activity Map of California. https://maps.conservation.ca.gov/cgs/fam/*

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.[38] However, the risk for liquefaction 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 clay 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.[39] 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,

[38] San Bernardino County. *Multi-Jurisdictional Hazard Mitigation Plan* - July 13, 2017.

[39] ELMT Consulting, Inc. *29 Acre Site Biological Resources Assessment*. April 30, 2022.

- 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 an 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: [40]

- *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.*

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 liquefaction.[41] 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,

[40] San Bernardino County. *Erosion Control and Pollution Prevention for General Construction Sites*. http://www.sbcounty.gov/Uploads/lus/BandS/PreConstErosionControl/Erosion_Control_Flyer.pdf

[41] Ibid.

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.[42] 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.*

The underlying alluvial soils were composed of silty to clay 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.[43] The shrinking and swelling of soils is influenced by the amount of clay present in the underlying soils.[44] 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 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? ● Less than Significant Impact with Mitigation.*

DUKE CRM assessed the proposed project for impacts to paleontological resources according to CEQA. Research and pedestrian survey did not identify paleontological resources on the surface of the Project boundaries. Based on published data, the Project is considered to have a high sensitivity for paleontological resources at depths exceeding three (3) feet. This would result in potentially significant impacts to paleontological resources according to CEQA. Therefore, paleontological construction monitoring is recommended during ground disturbance within the Project. This, along with appropriate recording and

[42] Subsidence Support. *What Causes House Subsidence?* http://www.subsidencesupport.co.uk/what-causes-subsidence.html

[43] ELMT Consulting, Inc. *29 Acre Site Biological Resources Assessment.* April 30, 2022.

[44] Natural Resources Conservation Service Arizona. *Soil Properties Shrink/Swell Potential.* *http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2_065083*

recovery efforts, will mitigate the potential impact to a level of less than significant for the purposes of CEQA. The following mitigation measure would be required:

A paleontological monitor shall be present during ground disturbing activities below three (3) feet in depth within the Project. The monitor shall work under the direct supervision of a qualified paleontologist (B.S./B.A. in geology, or related discipline with an emphasis in paleontology and demonstrated competence in paleontological research, fieldwork, reporting, and curation).

1. The qualified paleontologist shall be on-site at the pre-construction meeting to discuss monitoring protocols.
2. The paleontological monitor shall be present full-time during initial ground disturbance below 3 feet in depth within the Project, including but not limited to grading, trenching, utilities, and off-site easements. If, after excavation begins, the qualified paleontologist determines that the sediments are not likely to produce fossil resources, monitoring efforts shall be reduced.
3. The monitor shall be empowered to temporarily halt or redirect grading efforts if paleontological resources are discovered.
4. In the event of a paleontological discovery the monitor shall flag the area and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the qualified paleontologist has cleared the area.
5. In consultation with the qualified paleontologist, the monitor shall quickly assess the nature and significance of the find. If the specimen is not significant it shall be quickly mapped, documented, removed, and the area cleared.
6. If the discovery is significant the qualified paleontologist shall notify the Applicant and City of Adelanto immediately.
7. In consultation with the Applicant and City of Adelanto, the qualified paleontologist shall develop a plan of mitigation which will likely include full-time monitoring, salvage excavation, scientific removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation of the find in a local qualified repository, and preparation of a report summarizing the find.

Therefore, the impacts would be less than significant with mitigation.

MITIGATION MEASURES

The analysis determined that no impacts on geology would result from the project's implementation. However, the following mitigation would be required to address potential impacts on paleontological resources:

GEO 1. A paleontological monitor shall be present during ground disturbing activities below three (3) feet in depth within the Project. The monitor shall work under the direct supervision of a qualified paleontologist (B.S./B.A. in geology, or related discipline with an emphasis in paleontology and demonstrated competence in paleontological research, fieldwork, reporting, and curation).

1. The qualified paleontologist shall be on-site at the pre-construction meeting to discuss monitoring protocols.
2. The paleontological monitor shall be present full-time during initial ground disturbance below 3 feet in depth within the Project, including but not limited to grading, trenching, utilities, and off-site easements. If, after excavation begins, the qualified paleontologist determines that the

sediments are not likely to produce fossil resources, monitoring efforts shall be reduced.

3. The monitor shall be empowered to temporarily halt or redirect grading efforts if paleontological resources are discovered.
4. In the event of a paleontological discovery the monitor shall flag the area and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the qualified paleontologist has cleared the area.
5. In consultation with the qualified paleontologist, the monitor shall quickly assess the nature and significance of the find. If the specimen is not significant it shall be quickly mapped, documented, removed, and the area cleared.
6. If the discovery is significant the qualified paleontologist shall notify the Applicant and City of Adelanto immediately.
7. In consultation with the Applicant and City of Adelanto, the qualified paleontologist shall develop a plan of mitigation which will likely include full-time monitoring, salvage excavation, scientific removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation of the find in a local qualified repository, and preparation of a report summarizing the find.

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_2), methane (CH_4), and nitrous oxide (N_2O). 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_2)*. The natural production and absorption of CO_2 is achieved through the terrestrial biosphere and the ocean. Manmade sources of CO_2 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_2. 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_2 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_4)*. CH_4 is an extremely effective absorber of radiation, although its atmospheric concentration is less than that of CO_2. Methane's lifetime in the atmosphere is brief (10 to 12 years), compared to some other GHGs (such as CO_2, N_2O, and Chlorofluorocarbons (CFCs). CH_4 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_2O)*. Concentrations of N_2O 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_2O 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_2H_6) 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_3), HFC-134a (CF_3CH_2F), and HFC-152a (CH_3CHF_2). 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_4) and hexafluoroethane (C_2F_6). Concentrations of CF_4 in the atmosphere are over 70 ppt. The two main sources of PFCs are primary aluminum production and semiconductor manufacturing.
- *Sulfur Hexafluoride (SF_6).* SF_6 is an inorganic, odorless, colorless, nontoxic, nonflammable gas. SF_6 has the highest global warming potential of any gas evaluated; 23,900 times that of CO_2. Concentrations in the 1990s where 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)) CO2e 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 103 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 17.2 acres. The lot sizes would range from 5,000 square feet to 10,795 square feet. [45] As indicated in Table 6, the project's operational CO_2E emissions are estimated to be 1,788 $MTCO_2E$, which is below the aforementioned thresholds.

[45] Blue Engineering and Consulting, Inc. *Tentative Tract Map [Tract No. 20675].* November 1, 2023.

Table 6 Greenhouse Gas Emissions Inventory

Source	GHG Emissions (Metric Tons/Year)			
	CO_2	CH_4	N_2O	CO_2E
Construction Emissions	443	0.02	**0.01**	447
Long-Term – Mobile Emissions	1,326	0.05	0.06	1,349
Long-Term - Area Emissions	1.28	--	--	1.28
Long-Term - Energy Emissions	360	0.03	--	361
Long-Term - Total Emissions	1,738	1.11	0.07	1,788
Significant Threshold				**3,000**

Source: CalEEMod V.2022.1.1.22

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 103 single-family units within a 17.2-acre undeveloped lot located in the central 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 (103 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*.

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
A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✖	
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?				✖
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?				✖
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?				✖
E. 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?				✖
F. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✖
G. 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 103 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 17.2 acres.[46]

[46] Blue Engineering and Consulting, Inc. *Tentative Tract Map [Tract No. 20675]*. November 1, 2023.

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).[47] In addition, the project site is not identified on any Leaking Underground Storage Tank database (LUST).[48] A search through the California Department of Toxic Substances Control's Envirostor database indicated that the project site was not included on any Federal or State clean up or Superfund lists.[49] 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.[50] 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 103-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.*

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 103-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 1,900 feet north of the project site.[51] As a result, the proposed project will not create a hazard to any local school. *As a result, no impacts are anticipated.*

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.*

[47] CalEPA. *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List). http://www.dtsc.ca.gov.*

[48] CalEPA. *Envirostor*. https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=adelanto.

[49] Ibid.

[50] United States Environmental Protection Agency. *Multisystem Search*. Site accessed March 26, 2024.

[51] Google Earth. Website accessed November 26, 2024.

Government Code Section 65962.5 refers to the Hazardous Waste and Substances Site List, commonly known as the Cortese List. 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.[32] *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.[52] The nearest airport to the City is the Southern California Logistics Airport that is located approximately 1.99 miles east of the project site.[53] 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 any of the nearby roadways that designated emergency evacuation routes (such as Highway 395) be completely closed to traffic during the proposed project's construction. 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."[33] *As a result, no impacts would occur.*

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.

[32] CalEPA. *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*.

[52] Toll-Free Airline. *Los Angeles County Public and Private Airports, California.* http://www.tollfreeairline.com/california/losangeles.htm.

[53] Google Earth. Website accessed October 1, 2020.

[33] CalFire. *Very High Fire Hazard Severity Zone Map for SW San Bernardino County*. http://frap.fire.ca.gov/webdata/maps/san_bernardino_sw/

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 103 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 17.2 acres.[54] 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.
- 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

[54] Blue Engineering and Consulting, Inc. *Tentative Tract Map [Tract No. 20675]*. November 1, 2023.

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: [55]

- *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 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-

[55] San Bernardino County. *Erosion Control and Pollution Prevention for General Construction Sites*. http://www.sbcounty.gov/Uploads/lus/BandS/PreConstErosionControl/Erosion_Control_Flyer.pdf

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.[34] 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.[56] *As a result, no impacts would occur.*

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.*

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.

[34] Federal Emergency Management Agency. *Flood Insurance Rate Mapping Program*. 2020.

[56] Google Earth. Website accessed March 20, 2024.

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 103 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 17.2 acres.[57] The proposed project site consists of 17.2 acres and, while undeveloped, the project site is largely disturbed. The site itself supports undeveloped, vacant land which has been subjected to anthropogenic disturbances such as illegal dumping, off-road vehicular use, and surrounding development. According to historic aerials, the site has supported undeveloped, vacant land since at least 1952. The earliest observed land uses in the vicinity of the site occurred prior to 1985 in association with residential development. The majority of the project site is disturbed and no longer supports a natural plant community. Scattered vegetation occurs throughout the project site.

The project site ranges in elevation from 2,897 to 2,885 feet above mean sea level. On-site topography is generally flat with no areas of significant topographic relief. Based on the NRCS USDA Web Soil Survey, the project site is historically underlain entirely by Bryman loamy fine sand (0 to 2 percent slopes). Soils onsite have been compacted from recent disturbances and surrounding land-use. 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. The land surrounding the site is composed of a mix of undeveloped, vacant land and residential developments. Land uses and development located in the vicinity of the proposed project are outlined below:

[57] Blue Engineering and Consulting, Inc. *Tentative Tract Map [Tract No. 20675]*. November 1, 2023.

- *North of the project site:* Lawson Avenue extends along the project site's north side. The parcels located to the north of the aforementioned roadway are sparsely developed. This area is zoned as *Residential Medium Density (RM-12)*.[58]
- *West of the project site:* Lilac Avenue extends along the project site's west side. Sparsely developed residential development is located to the west of the aforementioned roadway. This area is zoned as *Residential Medium Density (RM-12)*.[59]
- *South of the project site:* The Cortez Avenue right-of-way (ROW) is located to the project site's south side. Vacant land is located further south of the aforementioned ROW. This area is zoned as *Residential Medium Density (RM-12)*.[60]
- *East of the project site:* Bellflower Street extends along the project site's east side. Vacant, undeveloped land is located further east, east of the aforementioned roadway. This area is zoned as *Mixed-Use (M-U)*.[61]

As indicated previously, the site is located within an area zoned for residential development. The site is currently zoned as *Residential Medium Density (RM-12)*. As a result, no zone change would be required. 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 *Residential Medium Density (RM-12)*. No zone change or GPA would be required. The project's implementation will require the approval of a Tentative Tract Map to subdivide the lot. Table 7 depicts the proposed project's conformity with the City's R-M 12 zoning standards.

Table 7 The Project Conformity with the City's Zoning Standards

Description	City Requirements	Project Element	Conforms?
Minimum Lot Size	3,500 sq. ft.	5,000 sq. ft.	Yes
Maximum Permitted Density	12 du/acre	5 du/acre	Yes
Minimum Lot Width	35 ft. min.	50 ft. min.	Yes
Minimum Lot Depth	100 ft. min.	100 ft. min.	Yes
Maximum Height	35 ft. and two stories	One story	Yes
Minimum Useable Open Space	150 sq. ft. /unit	At least 2,000 ft.	Yes

Source: City of Adelanto Municipal Code

[58] Google Maps and City of Adelanto Zoning Map. Website accessed on March 24, 2024.

[59] Ibid.

[60] Ibid.

[61] Ibid.

As shown in the table, the project would conform to the City's development standards established for the *Residential Medium Density (RM-12)* zone. *As a result, no impacts would result.*

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 103 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 17.2 acres.[62] 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.[63] The project site is located within Mineral Resource Zone (MRZ-3A), which means there may be significant mineral resources present.[64] 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.*

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.

[62] Blue Engineering and Consulting, Inc. *Tentative Tract Map [Tract No. 20675].* November 1, 2023.

[63] Ibid.

[64] 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 ground borne vibration or ground borne 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 103 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 17.2 acres.[65] 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. In other words, increases in ambient noise levels of 3.0 dB or less are not generally perceptible to persons with average hearing abilities.[38] In addition, the occupancy of the 103 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.*

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.[66] The project site is not located within the approach or takeoff zones of either of the two runways that are operating at the SCLA.[67] In addition, the project site is not located within the aforementioned airport's designated compatibility review areas.[68] Furthermore, the project site is not located within any 70 Community Noise Equivalent Level (CNEL) contour line boundaries.[69] 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.*

[65] Blue Engineering and Consulting, Inc. *Tentative Tract Map [Tract No. 20675].* November 1, 2023.

[38] Pagliarulo, et. al. *The Impact of Noise Pollution,* Chapter 127, 1975.

[66] Google Earth. Website accessed September 20, 2020.

[67] Southern California Logistics Airport Near Victorville California. Website accessed on June 15, 2021.

[68] Ibid.

[69] Coffman Associates, Inc. *Comprehensive Land Use Plan – Southern California Logistics Airport – Exhibit 2H*. Report prepared September 2008.

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.

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 103 single-family residential units. The proposed project site consists of approximately 17.2 acres.[70] The proposed 103 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 418 residents that would occupy the proposed 103 unit development.[71] 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

[70] Blue Engineering and Consulting, Inc. *Tentative Tract Map [Tract No. 20675]*. November 1, 2023.

[71] Ibid.

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 103 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 103 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 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 *Residential Medium Density (RM-12)*. No housing units will be displaced as a result of the proposed project's implementation. Table 8 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 8 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 9.

Table 9 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 9, 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 103 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.*

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 103 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 17.2 acres.[72] 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 418 residents that would occupy the proposed 103 unit development.[73]

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 Number 322 located at 10370 Rancho Road. The first response station is Station No. 322.[74] 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

[72] Blue Engineering and Consulting, Inc. *Tentative Tract Map [Tract No. 20675]*. November 1, 2023.

[73] Ibid.

[74] San Bernardino Fire Department. Website accessed March 21, 2024.

11613 Bartlett Avenue.[75] 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 103 single-family units. The units would be "for sale" units. Assuming an average household size of 4.06 persons per unit, a total of 418 residents would occupy the 103 unit development. Using the Citywide Census data, there is a potential for 150 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 2,000 feet to the north 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.*

Governmental Services

The proposed project would involve the construction of 103 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 418 residents would occupy the 103 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.*

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.

[75] San Bernardino Sheriff's Department. Website accessed on March 22, 2024.

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 103 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 17.2 acres.[76] The proposed project would involve the construction of 103 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 418 residents would occupy the 103 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 2,000 feet to the north 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.*

[76] Blue Engineering and Consulting, Inc. *Tentative Tract Map [Tract No. 20675]*. November 1, 2023.

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 103 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 17.2 acres. [77] 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.[78] The

[77] Blue Engineering and Consulting, Inc. *Tentative Tract Map [Tract No. 20675].* November 1, 2023.

[78] Google Earth. Website accessed December 3, 2021.

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*, 11th Edition. Table 11 shows the calculation of the project trip generation for the AM peak hour, PM peak hour, and weekday. As shown in Table 10, the proposed project is forecast to generate 76 total trips in the AM peak hour, 102 total trips in the PM peak hour, and 972 daily trips.[79]

Table 10 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
103 units		19	57	76	64	38	102	972 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 pattens 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.*

The City of Adelanto has also adopted the following VMT thresholds utilizing the San Bernardino County Travel Demand Model (SBTAM) as its preferred methodology to measure average trip lengths and the California Emission Estimator Model (CalEEMod) as its preferred method to calculate greenhouse gas emissions so as to establish the 3,000 MTCO2e as a threshold for determining new VMT development threshold with a less than significant impact to the environment. As indicated herein in Section 3.8, the Greenhouse gas emissions will be below this threshold. *As a result, the impacts will be less than significant.*

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 36-foot-wide internal streets.[80] 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).[81] Each single-family unit would be provided with a two-car garage. Addition parking would also be available in the driveway apron.[82] *As a result, the impacts would be less than significant.*

[79] Ibid.

[80] Ibid.

[81] Blue Engineering and Consulting, Inc. *Tentative Tract Map [Tract No. 20675]*. November 1, 2023.

[82] Ibid.

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.*

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.

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 103 single-family residential units. 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).

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 Tribe5020.1(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.*

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
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?				✖
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?			✖	
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?			✖	
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?			✖	
E. Would the project negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?				✖
F. 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 103 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 17.2 acres.[83] 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. 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. Table 11, the proposed project is projected to consume approximately 49,131 gallons of water on a daily basis.

Table 11 Water Consumption (gals./day)

Use	Unit	Factor	Generation
Single-family Home	103 units	477 gals/dwelling unit	49,131 gals/day
Total	103 units		49,131 gals/day

Source: California Home Building Foundation

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

[83] Blue Engineering and Consulting, Inc. *Tentative Tract Map [Tract No. 20675]*. November 1, 2023.

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. According to Table 12, the proposed project is expected to generate approximately 25,235 gallons of sewage per day. *As a result, the impacts would be less than significant.*

Table 12 Wastewater (Effluent) Generation (gals./day)

Use	Unit	Factor	Generation
Single Family Residential	103 units	245 gallons/unit/day	25,235 gals/day
Total	103 units		25,235 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 1,236 pounds per day of solid waste (refer to Table 13 shown below). *As a result, the impacts would be less than significant.*

Table 13 Solid Waste Generation (lbs./day)

Use	Unit	Factor	Generation
Single Family Residential	103 units	12 lbs./unit/day	1,236 lbs./unit/day
Total	103 units		1,236 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.*

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.

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 103 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 17.2 acres. [84] The project site is currently zoned as *Residential Medium Density (RM-12)* would be required in addition to the approval of a tentative tract map.[85] 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.*

[84] Blue Engineering and Consulting, Inc. *Tentative Tract Map [Tract No. 20675].* November 1, 2023.

[85] Ibid.

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 having 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.*

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.*

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 require mitigation to address biological resources, cultural resources, and geological resources. The mitigation would reduce the impacts to levels that are less than significant.

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.

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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.

BIO-2 Prior to construction, the project proponent is required to obtain an Incidental Take Permit (ITP) through CDFW for the take of 6 Joshua trees. Per Section 1927.4 of the WJTCA, CDFW may authorize, by permit, the taking of a western Joshua tree if all of the following conditions are met: (1) The permittee submits to CDFW for its approval a census of all western Joshua trees on the project site, including photographs, that categorize the trees according to the following size classes: a. Less than one meter in height. b. One meter or greater but less than five meters in height. c. Five meters or greater in height. (2) The permittee avoids and minimizes impacts to, and the taking of, the western Joshua tree to the maximum extent practicable. Minimization may include trimming, encroachment on root systems, relocation, or other actions that result in detrimental but nonlethal impacts to western Joshua tree. (3) The permittee mitigates all impacts to, and taking of, the western Joshua tree. In lieu of completing the mitigation on its own, the permittee may elect to pay mitigation fees. (4) CDFW may require the permittee to relocate one or more of the western Joshua trees. The City of Adelanto falls within an area of the WJTCA which qualifies for reduced Mitigation Fees for impacts to western Joshua trees (Fish and Wildlife Code, Section 1927). The reduced Mitigation Fees are as follows [Fish and Wildlife Code, Section 1927.3 (d)]: 1.Trees 5 meters of greater in height - $1,000; 2. Trees 1 meter or greater but less than 5 meters in height - $200; 3. Trees less than 1 meter in height - $150. Each western Joshua tree stem or trunk arising from the ground shall be considered an individual tree requiring mitigation, regardless of proximity to any other western Joshua tree stem of trunk. Mitigation is required of all trees, regardless of whether they are dead or alive. It is recommended that specific Joshua tree mitigation measures or determination of in-lieu fees be addressed through consultation with CDFW.

BIO-3. Light shall not be visible outside of any structure used for cannabis cultivation. This shall be accomplished by: employing blackout curtains where artificial light is used to prevent light escapement, eliminating all nonessential lighting from cannabis sites and avoiding or limiting the use of artificial light during the hours of dawn and dusk when many wildlife species are most active, ensuring that lighting for cultivation activities and security purposes is shielded, cast downward, and does not spill over onto other properties or upward into the night sky (see the International Dark-Sky Association standards at http://darksky.org/), and using LED lighting with a correlated color temperature of 3,000 Kelvins or less. All hazardous waste associated with lighting shall be disposed of properly and lighting that contains toxic compounds shall be recycled with a qualified recycler.

BIO-4. Project construction shall not occur during the hours of dawn and dusk when many wildlife species are most active. To suppress Project noise, the Project shall implement the use of mufflers and all generators shall be enclosed.

The analysis determined that no impacts on geology would result from the project's implementation. However, the following mitigation would be required to address potential impacts on paleontological resources:

GEO 1. A paleontological monitor shall be present during ground disturbing activities below three (3) feet in depth within the Project. The monitor shall work under the direct supervision of a qualified paleontologist (B.S./B.A. in geology, or related discipline with an emphasis in paleontology and demonstrated competence in paleontological research, fieldwork, reporting, and curation). The qualified paleontologist shall be on-site at the pre-construction meeting to discuss monitoring protocols. The paleontological monitor shall be present full-time during initial ground disturbance below 3 feet in depth within the Project, including but not limited to grading, trenching, utilities, and off-site easements. If, after excavation begins, the qualified paleontologist determines that the sediments are not likely to produce fossil resources, monitoring efforts shall be reduced. The monitor shall be empowered to temporarily halt or redirect grading efforts if paleontological resources are discovered. In the event of a paleontological discovery the monitor shall flag the area and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the qualified paleontologist has cleared the area. In consultation with the qualified paleontologist, the monitor shall quickly assess the nature and significance of the find. If the specimen is not significant it shall be quickly mapped, documented, removed, and the area cleared. If the discovery is significant the qualified paleontologist shall notify the Applicant and City of Adelanto immediately. In consultation with the Applicant and City of Adelanto, the qualified paleontologist shall develop a plan of mitigation which will likely include full-time monitoring, salvage excavation, scientific removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation of the find in a local qualified repository, and preparation of a report summarizing the find.

The monitoring and reporting for the mitigation measures, including the period for implementation, monitoring agency, and the monitoring action, are identified in Table 14.

Table 14 Mitigation Monitoring Program

MEASURE	ENFORCEMENT AGENCY	MONITORING PHASE	VERIFICATION
BIOLOGICAL RESOURCES			
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.	City of Adelanto Community Development Department *(The Applicant is responsible for implementation)*	*Prior to the start of any construction related activities.*	Date: Name & Title:
BIO-2 Prior to construction, the project proponent is required to obtain an Incidental Take Permit (ITP) through CDFW for the take of 6 Joshua trees. Per Section 1927.4 of the WJTCA, CDFW may authorize, by permit, the taking of a western Joshua tree if all of the following conditions are met: (1) The permittee submits to CDFW for its approval a census of all western Joshua trees on the project site, including photographs, that categorize the trees according to the following size classes: a. Less than one meter in height. b. One meter or greater but less than five meters in height. c. Five meters or greater in height. (2) The permittee avoids and minimizes impacts to, and the taking of, the western Joshua tree to the maximum extent practicable. Minimization may include trimming, encroachment on root systems, relocation, or other actions that result in detrimental but nonlethal impacts to western Joshua tree. (3) The permittee mitigates all impacts to, and taking of, the western Joshua tree. In lieu of completing the mitigation on its own, the permittee may elect to pay mitigation fees. (4) CDFW may require the permittee to relocate one or more of the western Joshua trees. The City of Adelanto falls within an area of the WJTCA which qualifies for reduced Mitigation Fees for impacts to western Joshua trees (Fish and Wildlife Code, Section 1927). The reduced Mitigation Fees are as follows [Fish and Wildlife Code, Section 1927.3 (d)]: 1.Trees 5 meters of greater in height - $1,000; 2. Trees 1 meter or greater but less than 5 meters in height - $200; 3. Trees less than 1 meter in height - $150. Each western Joshua tree stem or trunk arising from the ground shall be considered an individual tree requiring mitigation, regardless of proximity to any other western Joshua tree stem of trunk. Mitigation is required of all trees, regardless of whether they are dead or alive. It is recommended that specific Joshua tree mitigation measures or determination of in-lieu fees be addressed through consultation with CDFW.	City of Adelanto Community Development Department *(The Applicant is responsible for implementation*	*Prior to the start of any construction related activities.*	Date: Name & Title:

Table 14 Mitigation Monitoring Program

MEASURE	ENFORCEMENT AGENCY	MONITORING PHASE	VERIFICATION
BIO-3. Light shall not be visible outside of any structure used for cannabis cultivation. This shall be accomplished by: employing blackout curtains where artificial light is used to prevent light escapement, eliminating all nonessential lighting from cannabis sites and avoiding or limiting the use of artificial light during the hours of dawn and dusk when many wildlife species are most active, ensuring that lighting for cultivation activities and security purposes is shielded, cast downward, and does not spill over onto other properties or upward into the night sky (see the International Dark-Sky Association standards at http://darksky.org/), and using LED lighting with a correlated color temperature of 3,000 Kelvins or less. All hazardous waste associated with lighting shall be disposed of properly and lighting that contains toxic compounds shall be recycled with a qualified recycler.	City of Adelanto Community Development Department *(The Applicant is responsible for implementation*	*Prior to the start of any construction related activities.*	Date: Name & Title:
BIO-4. Project construction shall not occur during the hours of dawn and dusk when many wildlife species are most active. To suppress Project noise, the Project shall implement the use of mufflers and all generators shall be enclosed.	City of Adelanto Community Development Department *(The Applicant is responsible for implementation*	*Prior to the start of any construction related activities.*	Date: Name & Title:
PALEONTOLOGICAL RESOURCES			
GEO 1. A paleontological monitor shall be present during ground disturbing activities below three (3) feet in depth within the Project. The monitor shall work under the direct supervision of a qualified paleontologist (B.S./B.A. in geology, or related discipline with an emphasis in paleontology and demonstrated competence in paleontological research, fieldwork, reporting, and curation). The qualified paleontologist shall be on-site at the pre-construction meeting to discuss monitoring protocols. The paleontological monitor shall be present full-time during initial ground disturbance below 3 feet in depth within the Project, including but not limited to grading, trenching, utilities, and off-site easements. If, after excavation begins, the qualified paleontologist determines that the sediments are not likely to produce fossil resources, monitoring efforts shall be reduced. The monitor shall be empowered to temporarily halt or redirect grading efforts if paleontological resources are discovered. In the event of a paleontological discovery the monitor shall flag the area and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the qualified paleontologist has cleared the area. In consultation with the qualified paleontologist, the monitor shall quickly assess the nature and significance of the find. If the specimen is not significant it shall be quickly mapped, documented, removed, and the area cleared. If the discovery is significant the qualified paleontologist shall notify the Applicant and City of Adelanto immediately. In consultation with the Applicant and City of Adelanto, the qualified paleontologist shall develop a plan of mitigation which will likely include full-time monitoring, salvage excavation, scientific removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation of the find in a local qualified repository, and preparation of a report summarizing the find.	City of Adelanto Community Development Department *(The Applicant is responsible for implementation*	*Prior to the start of any construction related activities.*	Date: Name & Title:

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SECTION 5 - REFERENCES

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5.2 REFERENCES

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