GUARD DOG OF HESPERIA SELF-STORAGE AND RV PARKING EXPANSION PROJECT

Initial Study / Mitigated Negative Declaration

March 2023

Prepared for:

City of Hesperia
Development Services Department
Planning Department
9700 7th Avenue
Hesperia, CA 92345

Prepared by:

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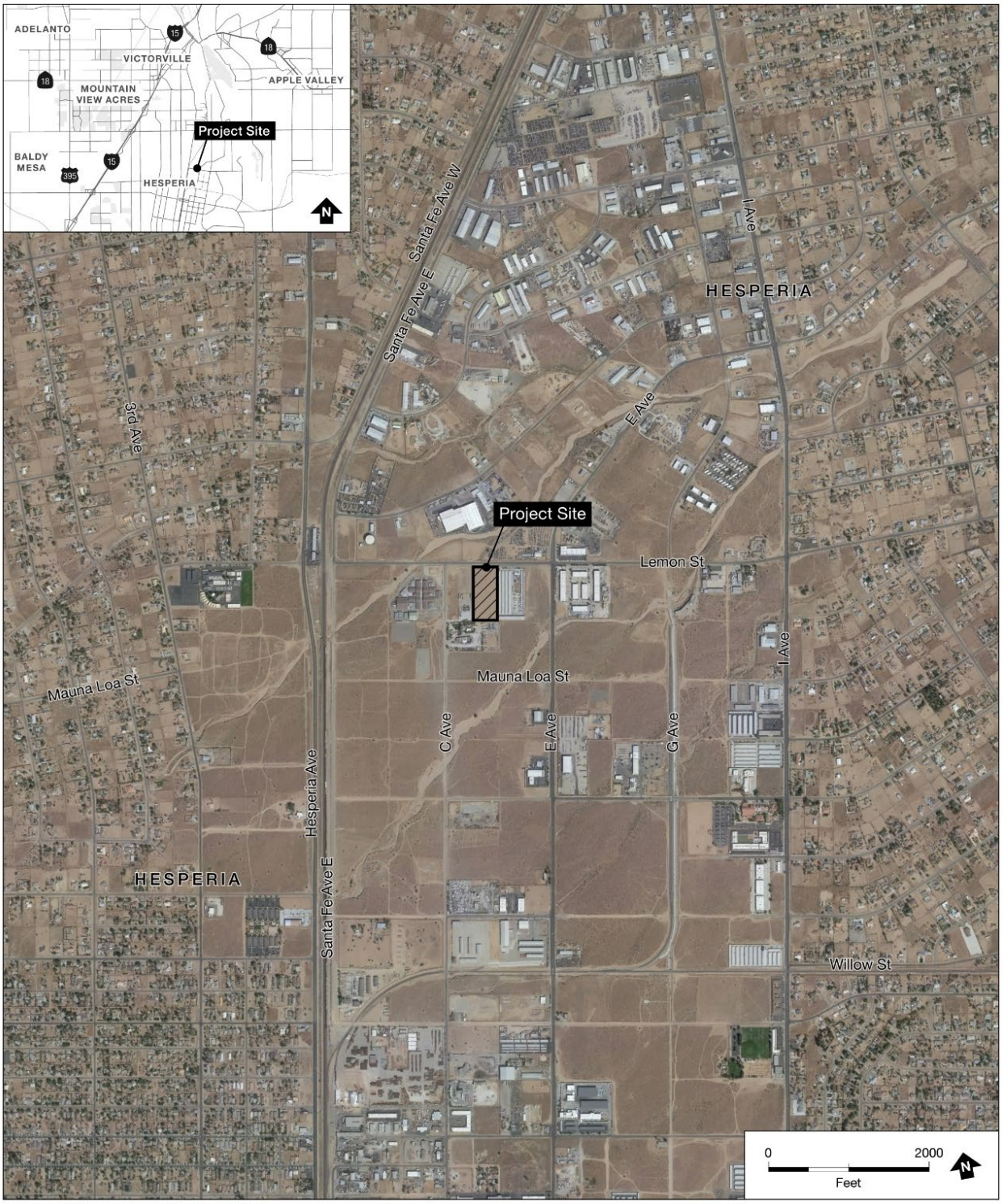
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

1. Project Title:	Guard Dog of Hesperia Self-Storage and RV Parking Expansion Project
2. Lead Agency Name and Address:	City of Hesperia Development Services Department Planning Department 9700 7th Avenue Hesperia, CA 92345
3. Contact Person and Phone Number:	Edgar Gonzales, Associate Planner egonzalez@cityofhesperia.us (760) 947-1330
4. Project Location:	APN #0410-011-32 and #0410-011-33 Directly west of the existing Guard Dog Storage of Hesperia and directly south of Lemon Street, Hesperia, CA
5. Project Sponsor:	Guard Dog Storage of Hesperia, LLC Billy Phong 17147 Lemon Street Hesperia, CA 92345
6. General Plan Designation:	General Industrial (GI)
7. Zoning:	General Industrial (GI)

8. Description of Project:

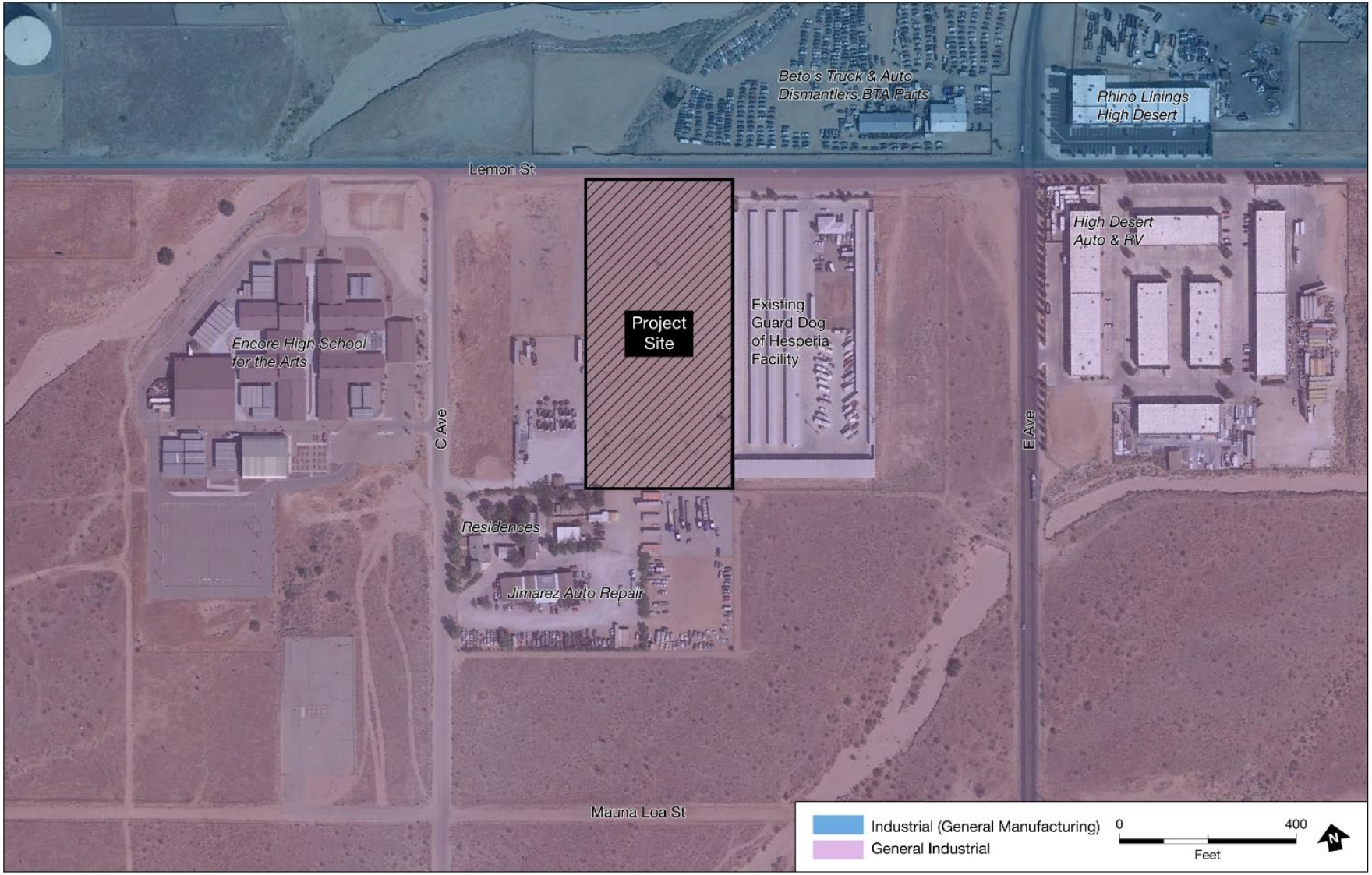
Guard Dog Storage of Hesperia, LLC (the Applicant) is proposing to develop an enclosed self-storage and RV parking facility on a ±5.24-acre parcel of undeveloped land zoned General Industrial (GI) (APN #0410-011-32 and #0410-011-33) in the City of Hesperia, CA. The proposed project requires compliance with the California Environmental Quality Act (CEQA) because the proposed project requires discretionary approvals for the required Conditional Use Permit to allow the use of self-storage and RV parking in GI zoning. **Figure 1** shows the regional location, **Figure 2** shows the project location and **Figure 3** shows the site plan.

The "Project" would develop 7,340 square-feet of enclosed self-storage units (29 self-storage units located within two metal buildings) along the northern boundary of the Project site and approximately 156 RV parking stalls (see **Figure 3**). This Project would be an expansion of the existing Guard Dog Storage of Hesperia facility located directly east at 17147 Lemon Street, Hesperia, CA.



Source: RCH Group, Google Earth Pro, 2022

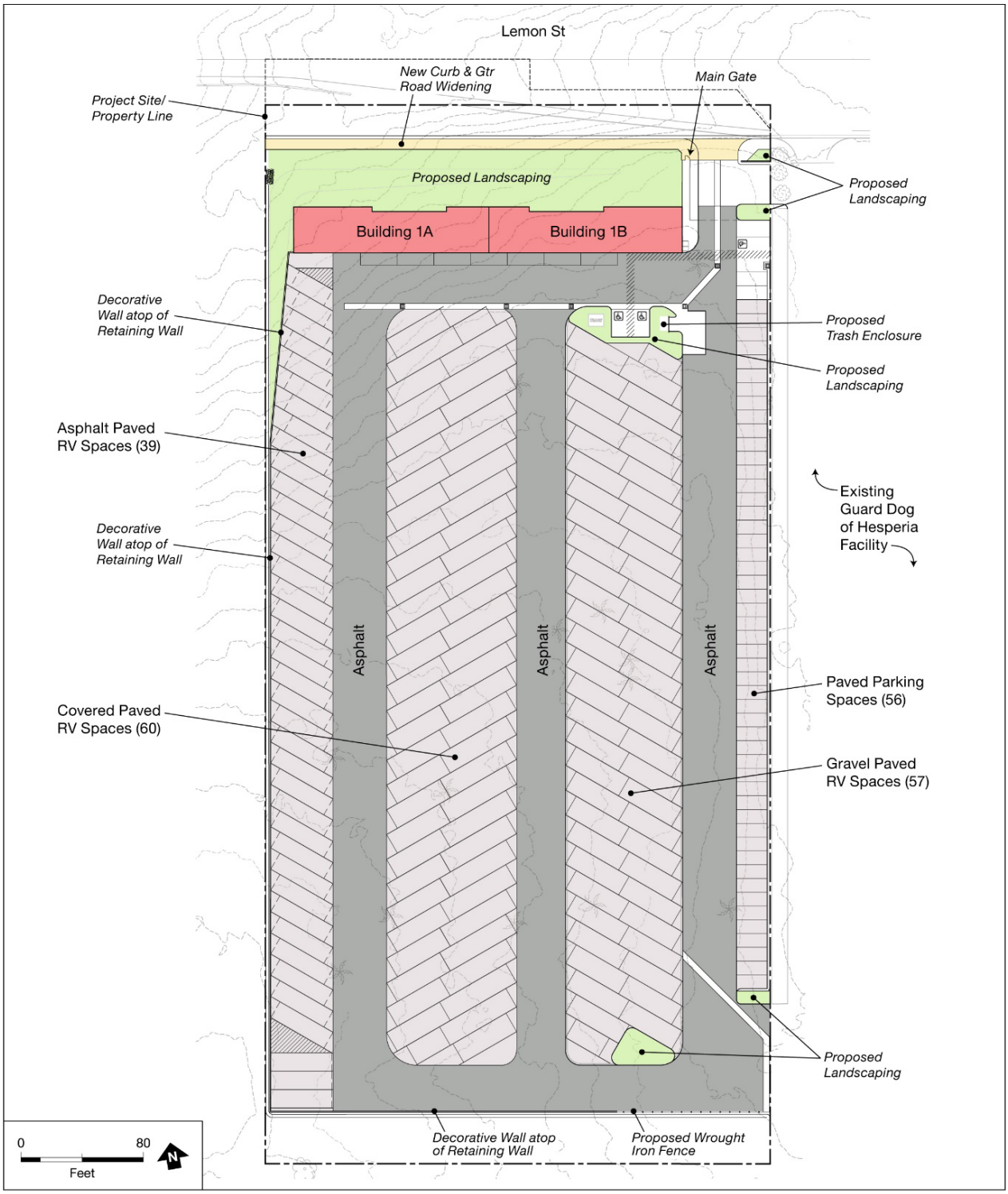
Figure 1
Regional Location



Source: RCH Group, Google Earth Pro, 2022; City of Hesperia, 2020

Figure 2
Project Location

RCHGROUP
planning & environmental consulting



Source: Omega Engineering Consultants, Magellan Architecture, 2022

Figure 3
Site Plan

Project History and Background

The ±5.24-acre parcel of undeveloped land was purchased by the applicant with the intent to expand the existing Guard Dog Storage of Hesperia facility and develop additional leasable self-storage units, RV parking stalls, and sale of items needed for storage uses. The rapidly growing population in the City of Hesperia and geographical location of the Project provides an ideal opportunity to provide additional storage services for City residents.

Proposed Operations

Professional management personnel would be on-site during normal operating hours. Normal operating office hours would be Tuesday through Saturday, 9:30 a.m. to 6:00 p.m. The office would be closed Sundays and Mondays. The security gate access for established self-storage customers with current account status would be accessible from 7:00 a.m. to 7:00 p.m., seven days a week, except for major holidays.

Access and Parking

The Project site would be accessed from Lemon Street via the main gate located on the northeast corner of the Project site. The Project site can also be accessed by proposed access gates that are accessible from the existing Guard Dog Storage of Hesperia facility on the southeast and northeast corners of the Project site. The Project would also include a sliding access gate for emergency access that would be located on the northeast corner of the Project site. The emergency access gate would be accessed from Lemon Street. The Project would include 65 standard parking stalls located on the eastern boundary of the Project site (including 3 ADA parking spaces).

Stormwater and Drainage

Two gravel filled infiltration trenches would be constructed for stormwater retention and treatment in the northeastern area of the Project site. The infiltration trenches consist of an upper trench (approximately 3,900 sq.ft.) and a lower trench (approximately 12,000 sq. ft.). Stormwater runoff would flow into the upper trench. Once full, the upper trench would overflow via surface flow to the lower trench and into two 8” perforated drains that would route water into an infiltration facility. When the infiltration facility is full, overflow would occur via a ribbon gutter that routes stormwater to the gutter system on Lemon Street. Theses infiltration trenches would be designed to capture, retain, and infiltrate site stormwater runoff for storms up to and including the 100-year flow.

Construction Phasing and Schedule

Construction of the Project would occur intermittently over approximately 6 months, with construction anticipated to begin December of 2023 and end in May of 2024. Construction of the Project would require site preparation, grading, building construction, paving, and architectural coating.

9. Surrounding Land Uses and Setting:

The current condition of the Project is vacant, cleared land. As shown in **Figure 2**, there is an auto repair shop to the northeast. The existing Guard Dog Storage of Hesperia facility is located directly east of the Project site. There are a few rural residences and an auto repair shop located directly south of the Project site. Vacant land zoned for industrial uses exists directly west of the Project site.

As shown in **Figure 2,** other nearby uses include Encore High School for the Arts (located approximately 500 feet west of the Project site), High Desert Auto & RV (located approximately 900 feet east of the Project site) and Rhino Linings High Desert (located approximately 1,200 feet northeast of the Project site).

10. Required Agency Approvals:

The Project requires the City of Hesperia to adopt the Mitigated Negative Declaration (MND) and approve the Mitigation Monitoring and Reporting Program (MMRP), the Conditional Use Permit, and other related permits including a Grading Permit and Building Permits.

11. Tribal Consultation:

The City of Hesperia commenced the AB 52 process by sending out consultation invitation letters to tribes previously requesting notification, pursuant to Public Resources Code §21080.3.1. The Yuhaaviatam of San Manuel Nation (YSMN) responded to the notification and requested the Cultural Resources Report prepared for the Project and other Project plans. After review of the Project, the YSMN did not have concerns with the Project's implementation. The YSMN did suggest Mitigation Measures for Tribal Cultural Resources that have been included as Mitigation Measures in this Initial Study.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The proposed project could potentially affect the environmental factor(s) checked below. The following pages present a more detailed checklist and discussion of each environmental factor.

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

DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial study:

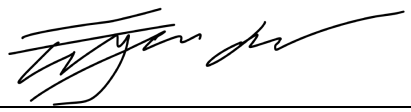
☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that 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.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, no further environmental documentation is required.



Signature

3/14/2023
Date

Edgar Gonzalez
Printed Name

AESTHETICS

Issues (and Supporting Information Sources):		*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
1.	**AESTHETICS —** Except as provided in Public Resources Code Section 21099, **would the proposed project:**				
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b)	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, 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?	☐	☐	☒	☐
d)	Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?	☐	☐	☒	☐

Introduction

The City of Hesperia General Plan (2010) Open Space Element identifies scenic resources as a significant characteristic that defines the nature of the community and the quality of life that Hesperia residents enjoy.

Discussion

a) **No Impact.** The Project site is currently vacant and is located directly east of the existing Guard Dog Storage of Hesperia. Industrial operations exist to the north and south. Vacant land exists directly west of the Project site. There are no identifiable scenic vistas in the immediate area of the Project. Development of the Project would not result in substantial adverse effects to scenic vistas. Therefore, the Project would result in no impact.

b) **Less-than-Significant Impact.** The Project site is not within or near a designated state scenic highway. There are no identifiable scenic resources within the Project site, such as historic buildings or rock outcroppings. The Project would not substantially damage scenic resources within a state scenic highway. There are no trees on the Project site. Therefore, the Project would result in a less-than-significant impact.

c) **Less-than-Significant Impact.** The Project involves the expansion of an existing conventional self-storage facility in an area of the City that is dominated by industrial land uses. Development of the Project would comply with the City Development Code which is intended to reduce any potential degradation to visual character and quality of public views. The Project would not substantially degrade existing visual character or degrade any existing public views that are publicly accessible from a vantage point. Therefore, the Project would result in a less-than-significant impact.

d) **Less-than-Significant Impact.** The Project would provide new sources of light including parking lot lighting and lighting used for safety and security purposes. There could be a potential increase of light and/or glare from the proposed lighting fixtures, albeit very minor due to the location of the Project site and the surrounding industrial land uses. Project development would comply with the City Development Code. The City Development Code provides development standards for lighting, including requirements for downward facing lighting fixtures and other design features to reduce any potential light and glare from spilling off-site. Therefore, the Project would result in a less-than-significant impact.

References

City of Hesperia General Plan. 2010. *Open Space Element.*

Magellan Architects. 2021. *Arborist Final Report for Parcels 0410-11-32 and 0410-11-33*. December 4, 2021.

RCA Associates. 2021. *Protected Plant Preservation Plan, City of Hesperia, California, APN: 0410-011-32 and 0410-011-33.* February 8, 2021.

AGRICULTURAL AND FOREST RESOURCES

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

Introduction

Both subject parcels are zoned for GI uses in the City of Hesperia General Plan and zoning map (see **Figure 2**). The Project site is not agricultural land, forest land or timberland and is not under a Williamson Act contract.

Discussion

a) **No Impact.** The Project site does not contain any areas of Farmland of Statewide Importance. The Project site would not convert any farmland or agricultural uses to non-agricultural uses. Therefore, the Project would result in no impact. The Project site has not been used for agriculture and is not under a Williamson Act contract. The Project site would not convert any farmland or agricultural uses to non-agricultural uses. No forest land, timberland, or farmland is located within the vicinity that may be affected by development of the Project. Therefore, the Project would result in no impact.

b) **No Impact.** The Project site has not been used for agriculture and is not under a Williamson Act contract. Therefore, the Project would result in no impact.

c) **No Impact.** There are no areas classified as forest land, timberland, or farmland within the vicinity of the Project that may be affected by development of the Project. Therefore, the Project would result in no impact.

d) **No Impact.** There are no forest lands located within the vicinity of the Project and the Project would not result in loss or conversion of forest land to a non-forest use. Therefore, the Project would have no impact.

e) **No Impact.** The Project would not result in loss of farmland or forest land. Therefore, the Project would have no impact.

AIR QUALITY

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
3. AIR QUALITY — Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. **Would the proposed project:**				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒

Introduction

This air quality analysis is consistent with the methods described in the Mojave Desert Air Quality Management District (MDAQMD) *CEQA and Federal Conformity Guidelines* (MDAQMD, 2020). The air quality analysis includes a review of criteria pollutant emissions such as carbon monoxide (CO), nitrogen oxides (NO_x), sulfur oxides (SO_x), volatile organic compounds (VOC) as reactive organic gases (ROG), particulate matter less than 10 micrometers (coarse or PM10), and particulate matter less than 2.5 micrometers (fine or PM2.5). **Appendix A** provides an overview of the existing air quality conditions at the project site, the air quality regulatory framework, and supporting air quality calculations.

Discussion

a) **Less-than-Significant Impact.** The applicable air quality plan for the Project is the *MDAQMD Federal ppb Ozone Attainment Plan (Western Mojave Desert Nonattainment Plan),* which was adopted on February 27, 2017 (MDAQMD, 2017). The *Attainment Plan* was adopted to satisfy Federal Clean Air Act (CAA) requirements that the MDAQMD develop a plan to attain the 0.075 parts per million (ppm) 8-hour ozone National Ambient Air Quality Standard (NAAQS). This *Attainment Plan* updated the 2008 *MDAQMD Federal 8-Hour Ozone Attainment Plan (Western Mojave Desert Non-attainment Area*). The portion of the MDAB that includes the Project site is designated as non-attainment for ozone, PM10, and PM2.5 California Ambient Air Quality Standards (CAAQS), and ozone and PM10 NAAQS.

The Project would not conflict with the control measures in the *Attainment Plan*. The Project would not induce population growth and is consistent with the existing zoning designation in the City's General Plan, which is used in developing emissions inventories and projections for the *Attainment Plan*. Furthermore, the Project would comply with the MDAQMD's Rules and Regulations and would not exceed the MDAQMD's significance thresholds (see impact b) discussion below). The Project would not conflict with or obstruct implementation of the applicable air quality plan. Therefore, the Project would result in a less-than-significant impact.

b) **Less-than-Significant Impact.** Intermittent (short-term construction emissions that occur from activities, such as grading, paving, and building construction) and long-term air quality impacts related to the operation of the Project were evaluated. The analysis focuses on daily and annual emissions from construction and operational (mobile, area, stationary, and fugitive sources) activities. The California Emissions Estimator Model (CalEEMod) Version 2020.4.0 (CAPCOA, 2021) was used to quantify construction-related pollutant emissions.

Temporary Construction Activities

Construction of the Project is estimated to require approximately six months. However, to be conservative, construction emissions were estimated assuming approximately one year of construction to be consistent with the default estimated construction schedule within CalEEMod. Construction activities would consist of site preparation, grading, building construction, paving and architectural coating. Earthwork would require approximately 23,000 cubic yards of export. **Tables AQ-1** and **AQ-2** provide the estimated maximum daily and annual construction emissions, respectively, that would be associated with the Project and compares those emissions to the MDAQMD's significance thresholds for construction exhaust emissions. All construction-related emissions would be below the MDAQMD significance thresholds.

TABLE AQ-1 ESTIMATED MAXIMUM DAILY CONSTRUCTION EMISSIONS (POUNDS)

Condition	ROG lbs/day	NOx lbs/day	SO_2 lbs/day	PM10 lbs/day	PM2.5 lbs/day	CO lbs/day
2023 Construction	17.1	59.6	0.2	21.1	11.3	27.4
MDAQMD Threshold of Significance	137	137	137	82	65	548
Potentially Significant?	No	No	No	No	No	No

NOTES:

[1] Values reflect rounding. Values reflect winter construction emissions since they are higher compared to summer emissions (see Appendix A).

SOURCE: CAPCOA, 2021.

TABLE AQ-2 ESTIMATED ANNUAL CONSTRUCTION EMISSIONS (TONS)

Condition	ROG tons/yr	NOx tons/yr	SO_2 tons/yr	PM10 tons/yr	PM2.5 tons/yr	CO tons/yr
2023 Construction	0.40	2.22	0.01	0.30	0.16	2.46
MDAQMD Threshold of Significance	25	25	25	15	12	100
Potentially Significant?	No	No	No	No	No	No

NOTES:

[1] Values reflect rounding.

SOURCE: CAPCOA, 2021.

The Project would be required to comply with MDAQMD Rule 403 (Fugitive Dust) and all other applicable MDAQMD rules. MDAQMD Rule 403.2 contains fugitive dust control requirements for construction/demolition projects. The following measures would be required by the Project unless and until the Applicant or Construction Contractor has applied for and obtained a MDAQMD-approved Alternative PM10 Control Plan:

a) Use periodic watering for short-term stabilization of Disturbed Surface Area to minimize visible fugitive dust emissions. For purposes of this Rule, use of a water truck to maintain moist disturbed surfaces and actively spread water during visible dusting episodes shall be considered sufficient to maintain compliance;

b) Take actions sufficient to prevent project-related trackout onto paved surfaces;

c) Cover loaded haul vehicles while operating on Publicly Maintained paved surfaces;

d) Stabilize graded site surfaces upon completion of grading when subsequent development is delayed or expected to be delayed more than thirty days, except when such a delay is due to precipitation that dampens the disturbed surface sufficiently to eliminate Visible Fugitive Dust emissions;

e) Cleanup project-related trackout or spills on Publicly Maintained paved surfaces within twenty-four hours; and

f) Reduce non-essential Earth-Moving Activity under High Wind conditions. For purposes of this Rule, a reduction in Earth-Moving Activity when visible dusting occurs from moist and dry surfaces due to wind erosion shall be considered sufficient to maintain compliance.

Long-Term Operations

CalEEMod was used to estimate emissions that would be associated with motor vehicle use, landscape maintenance, and other minor area sources (paints, solvents, etc.) expected to occur once the Project is operational. Emissions estimates assume an operational year of 2024 (the first full year the Project could conceivably operate) and emissions would decrease on annual basis in subsequent years of operation due to the phase-out of higher polluting vehicles and the implementation of more stringent emission standards.

Estimated daily and annual operational emissions that would be associated with the proposed project are presented in **Tables AQ-3 and AQ-4** and are compared to MDAQMD's thresholds of significance. As indicated in **Tables AQ-3 and AQ-4**, the estimated operational emissions would be below the MDAQMD's significance thresholds and would be less than significant.

TABLE AQ-3 ESTIMATED DAILY OPERATIONAL EMISSIONS (POUNDS)

Condition	ROG lbs/day	NOx lbs/day	SO_2 lbs/day	PM10 lbs/day	PM2.5 lbs/day	CO lbs/day
Winter 2024 Operations	0.40	0.14	<0.1	0.21	0.06	0.85
MDAQMD Threshold of Significance	137	137	137	82	65	548
Potentially Significant?	No	No	No	No	No	No

NOTES:

[1] Values reflect rounding. Values reflect winter operational emissions since they are higher compared to summer emissions (see Appendix A).

SOURCE: CAPCOA, 2021.

TABLE AQ-4 ESTIMATED ANNUAL OPERATIONAL EMISSIONS (TONS)

Condition	ROG tons/yr	NOx tons/yr	SO_2 tons/yr	PM10 tons/yr	PM2.5 tons/yr	CO tons/yr
2024 Operations	0.07	0.03	<0.01	0.04	0.01	0.16
MDAQMD Threshold of Significance	25	25	25	15	12	100
Potentially Significant?	No	No	No	No	No	No

NOTES:

[1] Values reflect rounding.

SOURCE: CAPCOA, 2021.

Conclusions

As indicated in **Tables AQ-1** through **AQ-4**, construction and operational emissions from the Project would be below the applicable significance thresholds. Because the Project's emissions are less than significance thresholds, the emissions during construction and operations would not be expected to result in a cumulatively considerable impact to air quality. Therefore, the Project would result a less-than-significant impact.

c) **Less-than-Significant Impact.** The MDAQMD *CEQA and Federal Conformity Guidelines* (MDAQMD, 2020) define sensitive receptor land uses as residences, schools, daycare centers, playgrounds and medical facilities. The following Project types for sites within the specified distance of existing or planned sensitive receptor land uses must be evaluated using the MDAQMD's health risk significance thresholds:

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

The Project is not one of the types above that require a health risk analysis, nor would it emit toxic air contaminants (TACs) during operations. Construction and operation of the proposed project would not expose sensitive receptors to substantial pollutant concentrations. Therefore, the Project would result a less-than-significant impact.

d) **No Impact.** Any project with the potential to frequently expose members of the public to objectionable odors would be deemed to have a significant impact. As a general matter, the types of development that pose potential odor problems include agriculture, food processing, dairies, rendering, refineries, chemical plants, wastewater treatment plants, landfills, composting facilities, and transfer stations. Storage facilities do not pose potential odor issues. Therefore, the Project result in no impact.

References

California Air Pollution Control Officers Association (CAPCOA). 2021. *California Emissions Estimator Model User's Guide Version 2020.4.0.* May 2021.

Mojave Desert Air Quality Management District (MDAQMD). 2017. *MDAQMD Federal ppb Ozone Attainment Plan (Western Mojave Desert Nonattainment Plan)*. February 27, 2017.

Mojave Desert Air Quality Management District (MDAQMD). 2020. *CEQA and Federal Conformity Guidelines.* February 2020.

BIOLOGICAL RESOURCES

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
4. BIOLOGICAL RESOURCES — Would the proposed project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on 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) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Introduction

This section is based on a Biological Resources Assessment (BRA) and Protected Plant Preservation Plan conducted by RCA Associates in February 2021. The BRA and Protected Plant Preservation Plan are **Appendix B** to this Initial Study. This section is also based on an Arborist

Report conducted by Magellan Architects in December 2021 and was revised in March 2023. The Arborist Report is **Appendix C** to this Initial Study.

As part of the environmental process, California Department of Fish and Wildlife (CDFW), U.S. Fish and Wildlife Service (USFWS), and the California Natural Diversity Database (CNDDB) data sources were reviewed (RCA Associates, 2021). Habitat assessments were conducted for the desert tortoise, burrowing owl, and Mohave ground squirrel. The biological surveys showed that the Project site supports a heavily disturbed desert scrub community that previously consisted of native desert vegetation. In February 2021, the Project site contained sparse native vegetation that included exceedingly low numbers of creosote bush (*Larrea tridentata)*, silver cholla (*Cylindropuntia enchinocarpa)*, Asian mustant (*Brassica tournefortii), Nevada* joint-fir (*Ephedra nevadensis*) and 13 Joshua trees (*Yucca brevifolia)* (RCA Associates, 2021).

In February 2021, a Protected Plant Preservation Plan was prepared pursuant to Chapter 16.24 of the City of Hesperia Municipal Code by RCA Associates. Based on the results of the field investigations, there were 13 Joshua trees which occurred within the boundaries of the Project site. It was determined that only 1 of the 13 Joshua trees that was located on-site was suitable for transplanting (RCA Associates, 2021). The remaining 12 Joshua trees were determined to be unsuitable for transplanting due to a variety of factors such as size, condition, damage, dying, leaning, disease, clonal, etc. (RCA Associates, 2021). Once the applicant purchased the Project site, a subsequent Arborist Report was conducted in December of 2021 to evaluate the parcels for Joshua trees. The Arborist report determined that there were no live Joshua trees present on-site and that the Project site had been graded due to the tire marks and remaining amounts of vegetation and trash left on-site (Magellan Architects, 2021). It is unclear when the grading of the land occurred and when the 13 Joshua trees were removed (Magellan Architects, 2021). Under existing conditions, the Project site is vacant land and there are no live Joshua trees present on-site.

As of September 22, 2020, The CDFW temporarily listed the western Joshua tree as an endangered species for one year until a final decision was made in 2021. The California Fish and Game Commission held a hearing to determine the status of the western Joshua tree in June 2022. The California Fish and Game Commission determined that a final decision on the status of the Joshua tree would need to be re-evaluated in October of 2022 (CDFW, 2022). In 2023, the California Fish and Game Commission voted unanimously to postpone a decision on whether to permanently protect western Joshua trees under the California Endangered Species Act. The commission agreed to wait to see whether a new bill proposed by Governor Gavin Newsom's administration becomes law. The proposed bill known as the "Western Joshua Tree Conservation Act" would provide the species protections comparable to those it would receive under the Endangered Species Law, but with additional permitting mechanisms to address renewable energy and housing development projects in its range (Center for Biological Diversity, 2023).

Only a few wildlife species were observed during the field investigations. No mammals were observed during the survey (RCA Associates, 2021). Birds observed included common ravens (*Corvus corax*), house finch (*Carpodacus mexicanus*), western meadowlark (*Sturnella neglecta*), mourning dove (*Zenaida macroura*) and rock pigeon (*Columba livia*). Reptiles observed during

the field investigation were limited to only the side-blotched lizard (*Uta stansburiana*). No other reptiles are expected on-site due to the lack of suitable habitat (RCA Associates, 2021). No sensitive habitats (e.g., sensitive species, critical habitats, etc.) have been documented in the immediate area according to the CNDDB and none were observed during the field observations (RCA Associates, 2021). **Tables BIO-1** and **BIO-2** provide data on each special status species that has been documented in the area (RCA Associates, 2021). No riparian vegetation (e.g., cottonwoods, willows, etc.) exist on the site or in the adjacent habitats.

TABLE BIO-1 FEDERAL AND STATE LISTED SPECIES AND STATE SPECIES OF SPECIAL CONCERN

Name	Status	Habitat Requirement	Presence/Absence on Project site
Plants within Hesperia Quadrangle			
Short-joint beavertail cactus (*Opuntia basilaris var. brachyclada)*	Federal: None State: None CNPS: 1B.2	Desert scrub, Joshua tree woodland	The site does not contain suitable habitat, none were observed on the site and are not expected to occur on the site given the high level of disturbance.
Booth's evening primrose (*Eremothera boothi ssp. boothi)*	Federal: None State: Threatened CNPS: 2B.3	Joshua tree woodland, pinyon and juniper woodland	The site does not contain suitable habitat, none were observed on the site and are not expected to occur on the site given the high level of disturbance.
White pygmy-poppy (*Canbya candida)*	Federal: None State: None CNPS: 4.2	Joshua tree woodland, Mojave desert scrub, gravely, sandy habitat	The site does not contain suitable habitat, none were observed on the site and are not expected to occur on the site given the high level of disturbance.

NOTES:
CNPS = California Native Plant Society
Status Abbreviations:
CNPS List 1A: Plants presumed extirpated in California and either rare or extinct somewhere.
CNPS List 1B: Plants rare, threatened, or endangered in California and elsewhere.
CNPS List 2A: Plants presumed extirpated in California, but more common somewhere else.
CNPS List 2B: Plants rare, threatened, or endangered in California, but more common somewhere else.
CNPS List 3: Please about which more information is needed – a review list
CNPS List 4: Plants of limited distribution – a watch list
.1 Seriously threatened in California (over 80% if occurrences threatened/high degree and immediacy of threat).
.2 Moderately threatened in California (20-80% occurrences threatened/moderate degree and immediacy of threat).
.3 Not very threatened in California (<20% of occurrences threatened/low degree and immediacy of threat of no current threats known).

SOURCE: RCA Associates, 2021.

TABLE BIO-2 SPECIAL STATUS WILDLIFE AND INSECTS DOCUMENTED IN THE REGION

Name	Status	Habitat Requirement	Presence/Absence on Project site
Wildlife Species within Hesperia Quadrangle			
Yellow warbler (*Setophaga petechia)*	Federal: None State: None CDFW: SSC	Dense riparian vegetation	The site does not support suitable habitat for the species.
Burrowing owl (*Athene cunicularia)*	Federal: None State: None CDFW: SSC	Open grassland areas where the owls utilize abandoned mammal burrows	No suitable habitat present on the site. Not expected to occur on the site due to the highly disturbed area and lack of burrows, none observed during the survey. However, this mobile species occurs throughout

TABLE BIO-2 SPECIAL STATUS WILDLIFE AND INSECTS DOCUMENTED IN THE REGION

Name	Status	Habitat Requirement	Presence/Absence on Project site
Wildlife Species within Hesperia Quadrangle			
			Southern California and could potentially occur in the area in the future.
Cooper's hawk (*Accipiter cooperii)*	Federal: None State: None	Mature forests, open woodland, wood edges, river groves, mixed woods, suburbs	The site does not contain suitable habitat for the Cooper's hawk, none were observed at the site. The mobile species occurs throughout Southern California and can potentially occur in the future.
Pallid bat (*Antrozous pallidus)*	Federal: None State: None CDFW: SSC	Coniferous forests, woodlands, brushy terrain, rocky canyons, open farmland, and deserts	The site has no suitable habitat for the species. The species is not expected to occur on the site or in the area.
Long-eared owl (*Asio otus)*	Federal: None State: None CDFW: SSC	Woodlands, areas with dense trees, open country, meadows, streamside groves in deserts	The site has no suitable habitat for the species. There have been no recent sightings, and therefore is not expected to occur on site or in the area.
Coast horned lizard (*Phrynosoma blainvillii)*	Federal: None State: None CDFW: SSC	Inhabits open areas of sandy soils and low vegetation in valleys, foothills, and semiarid mountains	No suitable habitat, none observed on the site and not expected to occur on the site.
Le Conte's thrasher (*Toxostoma lecontei)*	Federal: None State: None CDFW: SSC	Desert scrub, open washes, desert shrub habitats, Joshua tree scrub, common in saltbush and cholla vegetation	The site has some habitat for the Le Conte's thrasher, but there have been no recent sightings of the species and is therefore not expected to occur on the site or surrounding area.
Gray vireo (*Vireo vicinior)*	Federal: None State: None CDFW: SSC	Frequents chaparral dominated by chamise and manzanita, scrub oak	The site does not support suitable habitat for the species
Mohave tui chub (*Siphateles bicolor mohavensis)*	Federal: Endangered State: Endangered CDFW: Fully Protected	Three populations exist at Soda Springs, China Lake Naval Weapons Station, and Camp Cady Wildlife Area	The site does not contain suitable habitat for the species. A fully protected species, there are only three populations being maintained with the nearest population in Camp Cady, with an introducing population being carried in the Mojave River. This species will not occur on the site.
Mohave ground squirrel (*Xerospermophilus mohavensis)*	Federal: None State: Threatened	Desert scrub	The site does not support suitable habitat for the species and is not expected to occur on the site.

NOTES:

SSC = Species of Special Concern
CDFW = California Department of Fish and Wildlife

SOURCE: RCA Associates, 2021.

Discussion

a) **Less-than-Significant Impact with Mitigation.** As shown in **Table BIO-1**, there are 3 plant species that have been documented in the Hesperia quadrangle (RCA Associates, 2021). These include the Short-joint beavertail cactus, Booth's evening primrose, and White pygmy-poppy. Within the past 20 years, only the short-joint beavertail has been reported in the Hesperia quadrangle, while Booth's evening primrose and white pygmy-poppy have not been observed for over 20 years (RCA Associates, 2021). The Project site does not support suitable habitat for any of the three species, and none were observed on site during the biological surveys (RCA Associates, 2021).

As shown in **Table BIO-2**, the Mohave Tui Chub is listed as a federally and state endangered species that is fully protected. There are only three populations of Mohave Tui Chub, with a fourth being recently introduced to the Mojave River (RCA Associates, 2021). The Project site does not contain suitable habitat for this species since the site is not connected to the Mojave River or any other body of water (RCA Associates, 2021).

As shown in **Table BIO-2,** the Mohave Ground Squirrel is listed as a state protected species. The Project site does occur within the known distribution of the Mohave Ground Squirrel, but no recent observations of Mohave Ground Squirrel have occurred in the area. The Project site does not contain prime habitat for the Mohave Ground Squirrel, and it is very unlikely to support populations of the species based on the following (RCA Associates, 2021):

1. There have been no recent documented observations in the general region.
2. There is no connectivity with habitat that may support the species.

As shown in **Table BIO-2**, there are 7 species that are listed as "Species of Special Concern" within the Hesperia quadrangle. These include the yellow warbler, burrowing owl, pallid bat, long-eared owl, coast horned lizard, Le Conte's thrasher, and gray vireo. The Project site does not contain suitable habitat for the yellow warbler, Le Conte's thrasher, long-eared owls, gray vireos, and pallid bat (RCA Associates, 2021). The area has suitable habitat for coast horned lizards and burrowing owls but given the high disturbance of the site and lack of burrows and vegetation, these two species are not expected to occur on-site (RCA Associates, 2021). There were no signs of burrowing owls (i.e., scat and feathers) found on-site and it is unlikely that burrowing owls would inhabit the Project site in the future given the lack of occupiable burrows (RCA Associates, 2021).

Focused surveys for the Desert tortoise were conducted to assure 100% coverage of the Project site at a pace that allowed for careful observation and thorough coverage of the entire Project site and the zone of influence (ZOI) out to 500 feet where accessible and with as much accuracy as possible. Results from the filed surveys indicate that Desert Tortoise would not inhabit the Project site in the future due to there being very minimal suitable habitat for foraging along with the lack of potential or suitable burrows within

the Project site or the immediate surrounding area (RCA Associates, 2021). No further investigations or surveys are recommended for the Desert Tortoise (RCA Associates, 2023).

The BRA determined that cumulative impacts to biological resources (plants and animals) from Project development would be expected to be negligible (RCA Associates, 2021). This assumption is based on the suitable habitat located in the surrounding areas of the region (RCA Associates, 2021). In addition, future development activities are not expected to have any impact on any State or Federally listed of State special status plant or animal species (RCA Associates, 2021). However, the Project site should be immediately surveyed prior to any construction or grading activities on-site to determine the presence or non-presence of any sensitive species that qualify as candidate, sensitive, or special status. Implementation of **Mitigation Measures BIO-1, BIO-2 and BIO-3** would reduce impacts related to candidate, sensitive, or special status species to a less-than-significant level. Therefore, the Project would result in a less-than-significant impact with mitigation.

Mitigation Measure BIO-1: Vegetation clearing and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through September 15), unless a migratory bird nesting survey is completed in accordance with the following requirements:

a. A migratory bird nesting survey of the Project's impact footprint, including suitable habitat within a 500-foot radius, shall be conducted by a qualified biologist within three (3) days prior to initiating vegetation clearing or ground disturbance.

b. A copy of the migratory bird nesting survey results shall be provided to the City of Hesperia. If the survey identifies the presence of active nests, then the qualified biologist shall provide the City with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be subject to review and approval by the City and shall be no less than a 100-foot radius around the nest for non-raptors and no more than a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and the City verify that the nests are no longer occupied and juvenile birds can survive independently from the nests.

Mitigation Measure BIO-2: Within 30 days prior to grading, a qualified biologist shall conduct a survey of suitable habitat on site and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the City of Hesperia prior to the issuance of a grading permit and subject to the following provisions:

a. In the event that the pre-construction survey identifies no burrowing owls on the property, a grading permit may be issued without restriction.

b. In the event that the pre-construction survey identifies the presence of at least one individual burrowing owl, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing owls. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow CDFW relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.

Mitigation Measure BIO-3: Removal of any living or dead western Joshua tree is prohibited by the CDFW due to the species being listed as "candidate threatened". Any attempt to remove or relocate western Joshua tree will require the application and approval of an Incidental Take Permit (ITP).

b) **No Impact.** There are no riparian communities or other sensitive natural communities on the Project site. Therefore, the Project would result in no impact.

c) **No Impact.** The Project site does not include any state or federally protected wetlands. Therefore, the Project would result in no impact.

d) **No Impact.** There is no habitat for candidate, sensitive, or special status species of fish. The Project site does not connect to any body of water and there are no wetlands on-site. The Project would not interfere with the movement of migratory wildlife species or use of nursery sites. Therefore, the Project would result in no impact.

e) **No Impact.** There are currently no trees on-site so the Project would not conflict with a tree preservation policy or ordinance. Therefore, the Project would result in no impact.

f) **Less-than-Significant Impact.** The Project would not conflict with any habitat conservation plans, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. Therefore, the Project would result in a less-than-significant impact.

References

California Department of Fish and Wildlife. 2022. *California Fish and Game Commission Holds Hybrid Meeting,* https://wildlife.ca.gov/News/california-fish-and-game-commission-holds-hybrid-meeting. June 16, 2022.

Center for Biological Diversity. 2023. *New Joshua Tree Bill Spurs California Commission to Delay Decision on Protecting Iconic Plants, Trees Remain Temporarily Protected Pending*

Legislative Action, https://biologicaldiversity.org/w/news/press-releases/new-joshua-tree-bill-spurs-california-commission-to-delay-decision-on-protecting-iconic-plants-2023-02-08/#:~:text=The%20Western%20Joshua%20Tree%20Conservation,housing%20projects%20in%20its%20range. February 8, 2023.

Magellan Architects. 2021. *Arborist Report for Parcels 0410-11-32 and 0410-11-33*. Revised March 4, 2023.

RCA Associates. 2021. *General Biological Resources Assessment, City of Hesperia, California, APN: 0410-011-32 and 0410-011-33.* February 9, 2021.

RCA Associates. 2021. *Protected Plant Preservation Plan, City of Hesperia, California, APN: 0410-011-32 and 0410-011-33.* February 8, 2021.

RCA Associates. 2023. *Electronic Communication between Luis Rosas, RCH Group, and Ryan Hunter, RCA Associates, regarding recommendations for future Desert Tortoise Mitigation or Surveys on-site.* January 13, 2023.

CULTURAL RESOURCES

Issues (and Supporting Information Sources):		*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
5.	**CULTURAL RESOURCES — Would the proposed project:**				
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5?	☐	☐	☒	☐
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c)	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Introduction

This section is based on the Cultural Resources Assessment conducted by BCR Consulting (2022). The Cultural Resources Assessment is **Appendix D** to this Initial Study.

BCR Consulting completed a cultural resources assessment of the Project site. The assessment included a cultural resources records search, intensive-level pedestrian field survey, Native American Heritage Commission (NAHC) Sacred Lands File Search, and a vertebrate paleontological resources overview. The records search results revealed that 9 cultural resource studies have taken place, and one cultural resource has been identified within the 0.5-mile research radius of the project site. None of the previous studies have assessed the Project site and no cultural resources have been identified within its boundaries (BCR Consulting, 2022). No cultural resources of any kind (including historic-period or prehistoric archaeological resources, or historic-period architectural resources) were identified during the field survey. Therefore, no significant impact related to historical resources is anticipated and no further investigations are

recommended (BCR Consulting, 2022). The geologic units underlying the Project are mapped as older alluvium from the late Pleistocene to early Holocene period (BCR Consulting, 2022).

Discussion

a) **Less-than-Significant Impact.** There are no historic properties under §106 of the National Historic Preservation Act (NHPA) or historical properties under CEQA that would be affected by the Project. Therefore, the Project would result in a less-than-significant impact.

b) **Less-than-Significant Impact with Mitigation.** As mentioned above, no cultural resources of any kind were identified on the Project site during the records search and field survey and no further investigations are recommended (BCR Consulting, 2022). However, there always exists the potential to encounter unreported subsurface historical, cultural, or archaeological resources. In the unlikely event that historical, cultural, or archeological resources are inadvertently discovered, **Mitigation Measures CUL-1, CUL-2 and CUL-3** would reduce potentially significant impacts to a less-than-significant level. Therefore, the Project would result in a less-than-significant impact with mitigation.

c) **Less-than-Significant Impact with Mitigation.** In the unlikely event that human remains (those interred outside of a formal cemetery) are inadvertently discovered, **Mitigation Measure CUL-3** would reduce potentially significant impacts to a less-than-significant level. Therefore, the Project would result in a less-than-significant impact with mitigation.

> **Mitigation Measure CUL-1:** In the event that cultural resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the Project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within **Mitigation Measure TCR-1**, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.
>
> **Mitigation Measure CUL-2:** If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within **Mitigation Measure TCR-1.** The archaeologist shall monitor the remainder of the Project and implement that Plan accordingly.
>
> **Mitigation Measure CUL-3:** If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the

County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the Project.

References

BCR Consulting, LLC. 2022. *Cultural Resources Assessment, Assessor Parcel Numbers 0410-11-32 and -33 Hesperia, San Bernardino County, California.* Revised August 9, 2022.

ENERGY

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
6. ENERGY — Would the proposed project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Introduction

Energy resources required for the Project would include electricity and petroleum fuels. These energy resources would be required for the Project buildings, lighting, and vehicles supporting the Project. Electricity service is provided to the Project site by Southern California Edison (SCE). Energy resources would also be consumed by onsite equipment and vehicles required for construction of the Project.

Setting

California Building Energy Efficiency Standards (Title 24, Part 6)

The energy consumption of new residential and nonresidential buildings in California is regulated by the state's Title 24, Part 6, Building Energy Efficiency Standards (California Energy Code). The California Energy Code was established by CEC in 1978 in response to a legislative mandate to create uniform building codes to reduce California's energy consumption and provide energy efficiency standards for residential and nonresidential buildings. CEC updates the California Energy Code every 3 years with more stringent design requirements for reduced energy consumption, which results in the generation of fewer GHG emissions.

The 2019 California Energy Code was adopted by the CEC on May 9, 2018 and will apply to projects constructed after January 1, 2020. Nonresidential buildings are anticipated to reduce energy consumption by 30 percent compared to the 2016 standards primarily through prescriptive requirements for high-efficacy lighting. The building efficiency standards are enforced through the local plan check and building permit process. Local government agencies may adopt and enforce additional energy standards for new buildings as reasonably necessary in response to

local climatologic, geologic, or topographic conditions, provided that these standards exceed those in the California Energy Code.

California Green Building Standards Code (Title 24, Part 11)

The California Green Building Standards Code (CalGreen) is part 11 of Title 24, California Code of Regulations. CalGreen is the first-in-the-nation mandatory green building standards code, developed in an effort to meet the goals of California's landmark initiative Assembly Bill 32, which established a comprehensive program of cost-effective reductions of GHG emissions to 1990 levels by 2020. CalGreen includes a waste diversion mandate, which requires that at least 65 percent of construction materials generated during new construction or demolition projects are diverted from landfills.

Discussion

a) **Less-than-Significant Impact.** The Project would consume energy resources during temporary construction activities and long-term operations.

Temporary Construction Activities

Construction activities are a temporary and one-time direct source of energy consumption. Construction activities would consume petroleum fuels (primarily diesel and gasoline) through the operation of heavy off-road equipment, trucks, and worker automobiles. Electricity could be used for lighting and other equipment such as air compressors, however the amount consumed would be minimal.

Construction of the Project would utilize fuel efficient equipment and trucks consistent with state regulations and would be consistent with state regulations intended to reduce the inefficient, wasteful, or unnecessary consumption of energy, such as anti-idling and emissions regulations. Furthermore, construction contractors are economically incentivized to employ energy efficient techniques and practices to reduce fuel use to lower overall construction costs.

Construction activities would comply with the California's Green Building Standards Code (CalGreen) waste diversion mandate, which requires that at least 65 percent of construction materials generated during new construction or demolition projects are diverted from landfills.

Construction fuel usage was estimated using the California Emissions Estimator Model (CalEEMod) Version 2020.4.0 (CAPCOA, 2021). Detailed modeling assumptions and results are provided in **Appendix A**. Project construction was estimated to require approximately 45,000 gallons of diesel and approximately 7,200 gallons of gasoline.

In statutory and regulatory requirements, the consumption of energy resources during Project construction would not result in a wasteful, inefficient, or unnecessary consumption of energy resources. Therefore, Project construction would result in a less-than-significant impact.

Long-Term Operations

Long-term energy consumption associated with the Project operations would include electricity and petroleum fuel consumption. Electricity would be consumed for lighting and other supporting equipment for the building. Petroleum fuels would primarily be consumed by vehicles supporting Project operations. Operational energy consumption was estimated using the CalEEMod Version 2020.4.0 (CAPCOA, 2021). Detailed modeling assumptions and results are provided in **Appendix A**.

The Project was estimated to require approximately 84,000 kilowatt hours (kWh) per year. The Project would be required to meet the current Title 24 Building Energy Efficiency Standards and CalGreen (i.e., high efficiency lighting, automatic daylighting controls, demand response lighting control, etc.), which focus on reducing energy consumption, reducing environmental impacts, and encouraging sustainable development. Motor vehicles associated with the Project were estimated to consume approximately 3,750 gallons of gasoline per year.

While the Project would consume energy resources during operation, the consumption of such resources would not result in a wasteful, inefficient, or unnecessary consumption of energy resources. Therefore, Project operation would result in a less-than-significant impact.

b) **Less-than-Significant Impact.** SB 1389 requires the CEC to prepare a biennial integrated energy policy report that assesses major energy trends and issues facing the State's electricity, natural gas, and transportation fuel sectors and provides policy recommendations to conserve resources; protect the environment; ensure reliable, secure, and diverse energy supplies; enhance the State's economy; and protect public health and safety. The *2021 Integrated Energy Policy Report* (CEC, 2022) is the most recent update. The State's energy system includes energy extraction, transport, conversion (such as combusting natural gas in power plants to generate electricity or producing gasoline and diesel from crude oil in refineries), and consumption for services (such as electricity for lighting, natural gas use in homes and buildings for space and water heating, pumping water to communities and crops, and gasoline and diesel to fuel cars and trucks), as well as electricity from out-of-State plants serving California.

Because the CEC's *2021 Integrated Energy Policy Report* is intended to reduce GHG emissions by transitioning the State's energy portfolio to more renewable energy sources, it can also be viewed as a plan for renewable energy and energy efficiency on the Statewide level. The Project would be required to meet the current Title 24 Building Energy Efficiency Standards and CalGreen, which would reduce energy consumption and maximize energy efficiency. Therefore, the Project would not conflict with a state plan for energy efficiency. Therefore, the Project would result in a less-than-significant impact.

References

California Air Pollution Control Officers Association (CAPCOA). 2021. *California Emissions Estimator Model User's Guide Version 2020.4.0.* May 2021.

California Energy Commission (CEC). 2021. *Final 2021 Integrated Energy Policy Report.* April 2022.

GEOLOGY AND SOILS

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
7. GEOLOGY AND SOILS — Would the proposed project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Introduction

A Preliminary Geotechnical Investigation Report (Geotechnical Report) was conducted for the Project site by SM Engineering. The Geotechnical Report found that general subsurface soils consist of existing layers of alluvial Silty Sand and Sand (SM) (SM Engineering, 2022). The Geotechnical Report provides engineering recommendations for development of the Project site.

Setting

Regional Faults

According to the City of Hesperia General Plan (2010), the greater part of Hesperia lies within the Mojave Desert Province, an arid region of overlapping alluvial fans, desert plains, dry

lakebeds, and scattered mountain ranges. Hesperia is underlain by the informally named Victorville Fan, which is composed of sediments ranging in age from early Pleistocene to Holocene (approximately 1 million years to less than 10,000 years old), shed primarily from the San Gabriel Mountains. Their composition reflects that of the rocks eroded by the various streams that enter the valley from the south (City of Hesperia, 2010). Faults in the Mojave Desert Province have a predominant northwesterly trend; however, some faults aligned with the Transverse Ranges are also present. The east-west trending Garlock fault defines the northern boundary of the province, whereas the northwest-trending San Andreas fault roughly defines its western boundary. Hesperia is near the San Andreas fault and several other seismically active earthquakes sources, including the North Frontal, Cleghorn, Cucamonga, Helendale, and San Jacinto faults (City of Hesperia, 2010). All of these have the potential to generate moderate to large earthquakes that will shake Hesperia. The North Frontal fault, given its location relative to Hesperia, has the potential to cause the most severe shaking in the city; loss estimation modeling indicates that a maximum magnitude 7.2 earthquake on this fault would be a worst-case scenario for the city (City of Hesperia, 2010).

Alquist-Priolo Act

The Alquist-Priolo Act is intended to provide the citizens with increased safety and to minimize the loss of life during and immediately following earthquakes by facilitating seismic retrofitting to strengthen buildings against ground shaking. The Project site is not located within an Alquist-Priolo Zone (California State Geoportal, 2022).

California Building Code

The 2019 edition of the California Building Code (CBC) is based on the 2018 International Building Code (IBC) published by the International Code Council. The code is updated triennially, and the 2019 edition of the CBC, which was published by the California Building Standards Commission, took effect starting January 1, 2020. The CBC, which is codified in Title 24 of the California Code of Regulations, Part 2, was promulgated to safeguard the public health, safety, and general welfare by establishing minimum standards related to structural strength, means of egress facilities, and general stability of buildings. The purpose of the CBC is to regulate and control the design, construction, quality of materials, use/occupancy, location, and maintenance of all buildings and structures within its jurisdiction. Title 24 is administered by the California Building Standards Commission, which, by law, is responsible for coordinating all building standards. The provisions of the CBC apply to the construction, alteration, movement, replacement, location, and demolition of every building or structure, or any appurtenances connected or attached to such buildings or structures throughout California.

Seismic design provisions of the CBC generally prescribe minimum lateral forces applied statically to the structure, combined with the gravity forces of the dead and live loads of the structure, which the structure then must be designed to withstand. Structures should be able to: (1) resist minor earthquakes without damage, (2) resist moderate earthquakes without structural damage but with some nonstructural damage, and (3) resist major earthquakes without collapse, but with some structural as well as nonstructural damage. Conformance to the current CBC recommendations does not constitute any kind of guarantee that substantial structural damage

would not occur in the event of a maximum magnitude earthquake. However, it is reasonable to expect that a structure designed in-accordance with the seismic requirements of the CBC should not collapse in a major earthquake. Chapter 18, §1803.2 of the CBC requires geotechnical investigations for all nonresidential structures.

Discussion

a.i, a.ii) **Less-than-Significant Impact.** As discussed above, The Project site is not located within an Alquist-Priolo Earthquake Fault Zone. Therefore, it is very unlikely that the Project site would experience fault rupture from known mapped earthquake faults. Local faults have the potential to generate moderate to large earthquakes that would affect the Project site. The North Frontal fault has the potential to cause the most severe shaking in the city; loss estimation modeling indicates that a maximum magnitude 7.2 earthquake on this fault would be a worst-case scenario for the city (City of Hesperia, 2010). The Geotechnical Report provides recommendations for construction of building pad and foundation areas, pavement and flatwork areas, cut and fill slope construction, compaction, grading, foundations, concrete slabs, cement, trenching, and slope maintenance (SM Engineering, 2022). The Project site would be developed using the recommendations provided by the Geotechnical Report, the City Development Code and the latest adopted version of the CBC. Although conformance to CBC recommendations does not guarantee that significant structural damage would not occur onsite in the event of a maximum magnitude earthquake, it can be expected that a well-designed and constructed modern structure would not directly or indirectly expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. Furthermore, there is no evidence that development of the Project would increase the frequency or effects of seismic activity in the area. Therefore, the Project would result in a less-than-significant impact.

aiii, a.iv) **Less-than-Significant Impact.** According to the Geotechnical Report, the Project site is not located in a liquefaction potential zone (SM Engineering, 2022) and based on the apparent groundwater levels that were observed on-site and from nearby wells, the liquefaction potential for the Project site is considered to be “Low” (SM Engineering, 2022).

The Project site is located in a flat area. SM Engineering reviewed geologic maps and literature which did not indicate the presence of landslide at the Project site or nearby areas (SM Engineering, 2022). The Project site is not expected to be pruned to landslide potential (SM Engineering, 2022). Therefore, the Project would result in a less-than-significant impact.

b) **Less-than-Significant Impact.** The Geotechnical Report provides recommendations for slope protection and maintenance to avoid the possibility of topsoil erosion or loss of topsoil (SM Engineering, 2022). Development of the Project would comply with the recommendations of the Geotechnical Report, the City Development Code, and the latest adopted version of the CBC to ensure potential impacts to soil erosion or the loss of

topsoil would be less-than-significant. Therefore, the project would result in a less-than-significant impact.

c) **Less-than-Significant Impact.** The Geotechnical Report did not identify 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 (SM Engineering, 2022). Development of the Project would comply with the recommendations of the Geotechnical Report, the City Development Code, and the latest adopted version of the CBC to ensure potential impacts to landslide, lateral spreading, subsidence, liquefaction or collapse would be less-than-significant. Therefore, the project would result in a less-than-significant impact.

d) **Less-than-Significant Impact.** Preliminary laboratory test results indicate that the soils collected on-site are not expansive according to the appropriate criteria and are considered to have "Very Low" expansion potential (SM Engineering, 2022). The Geotechnical Report determined that testing for expansive soil conditions should be conducted again during construction to further reduce potential impacts from expansive soils (SM Engineering, 2022). Therefore, the Project would result in a less-than-significant impact.

e) **Less-than-Significant Impact.** The Project would not include the use of septic tanks or alternative wastewater disposal systems. The Project would connect to the City's existing public sewer system via a connection on the northeast corner of the Project site during the construction phase of development. Therefore, the Project would result in a less-than-significant impact.

f) **Less-than-Significant Impact with Mitigation.** The geologic units underlying the project site are mapped as older alluvium from the late Pleistocene to early Holocene period and are considered to be highly paleontologically sensitive (BCR Consulting, 2022). The Western Science Center does not have localities within the Project area or within a 1-mile radius (BCR Consulting, 2022). In the event that paleontological resources are inadvertently discovered, **Mitigation Measure GEO-1** would reduce potentially significant impacts to a less-than-significant level. Therefore, the Project would result in a less-than-significant impact with mitigation.

> **Mitigation Measure GEO-1:** In the event a paleontological resources or other geologically sensitive resources (such as fossils or fossil formations) are identified during any phase of Project-related work, regardless of depth of work or location, work shall be halted within 30 feet of the find and a qualified paleontologist shall be notified immediately so that an assessment of its potential significance can be undertaken. If determined to be significant, the fossil shall be collected from the field. The paleontologist may also make recommendations regarding additional mitigation measures, such as paleontological monitoring. The paleontologist shall notify the appropriate representative at the City of Hesperia Planning Department who shall coordinate with the paleontologist as to any necessary investigation of the find. If scientifically significant paleontological resources are collected, a report of findings shall be prepared to

document the collection. This measure shall be implemented to the satisfaction of the City of Hesperia Planning Department.

References

City of Hesperia General Plan. 2010. *Safety Element.*

SM Engineering. 2022. *Preliminary Geotechnical Investigation Report for the proposed Self Storage buildings, located at the Lemon Street, Hesperia, CA 92345, APNs 0410-011-32 & -33*. March 14, 2022.

BCR Consulting, LLC. 2022. *Cultural Resources Assessment, Assessor Parcel Numbers 0410-11-32 and -33 Hesperia, San Bernardino County, California.* Revised August 9, 2022.

GREENHOUSE GAS EMISSIONS

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
8. GREENHOUSE GAS EMISSIONS — Would the proposed project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Introduction

The City of Hesperia has not adopted greenhouse gas (GHG) significance thresholds; therefore this analysis uses the significance threshold and methods described in San Bernardino County's Greenhouse Gas Emissions Development Review Processes (San Bernardino County, 2021b). **Appendix A** provides a background on GHG emissions, GHG emissions regulatory framework and supporting GHG emissions calculations.

Discussion

a) **Less-than-Significant Impact.** The City of Hesperia adopted its Climate Action Plan (CAP) in 2010 (City of Hesperia, 2010). However, the City's CAP is based on reductions consistent with the state's 2020 GHG reduction goals under Assembly Bill 32 and does not apply to development post 2020. The San Bernardino County adopted its Greenhouse Gas Reduction Plan (GHGRP) in September 2011 (San Bernardino County, 2011), which provides guidance on how to analyze GHG emissions and determine significance during CEQA review of proposed development projects within the County. San Bernardino County adopted a GHGRP Update in September 2021 (San Bernardino County, 2021a), which serves as a comprehensive roadmap to outline strategies that the County will

implement to continue achieving its GHG emissions reductions into the year 2030 and beyond, thereby ensuring sustainable and healthy growth.

The County includes a GHG Development Review Process (San Bernardino County, 2021b) that specifies a two-step approach in quantifying GHG emissions. First, a screening threshold of 3,000 metric tons of (carbon dioxide equivalents) (CO_2e) per year is used to determine if additional analysis is required. Projects that do not exceed the screening threshold of 3,000 metric tons of CO_2e per year are considered consistent with the County's GHGRP and GHGRP Update and are determined to have a less than significant individual and cumulative impact for GHG emissions. Projects that exceed the screening threshold of 3,000 metric tons of CO_2e per year are required to achieve a minimum 100 points per the Screening Tables or are required to achieve the equivalent level of GHG emissions efficiency as a 100-point project per the Screening Tables. Consistent with CEQA guidelines, such projects are considered consistent with the County's GHGRP and GHGRP Update and are determined to have a less than significant individual and cumulative impact for GHG emissions. Since the City of Hesperia has not adopted an updated CAP consistent with the state's 2030 GHG reduction goals or adopted a GHG threshold of significance for CEQA purposes, the County's screening threshold and development review process is used for analyzing the Project's significance.

CalEEMod (CAPCOA, 2021) was used to quantify GHG emissions associated with Project construction activities, as well as long-term operational emissions produced by motor vehicles, landscape maintenance, natural gas combustion for space and water heating, electricity use, water/wastewater conveyance and solid waste.

Construction of the Project was estimated to generate approximately 525 metric tons of CO_2e in 2023. Per guidance from the South Coast Air Quality Management District (SCAQMD), construction emissions are amortized over a 30-year period to account for the contribution of construction emissions over the lifetime of a proposed project. Amortizing the emissions from construction of the Project over a 30-year period would result in an annual contribution of approximately 17.5 metric tons of CO_2e per year.

Operational emissions estimates assume an operational year of 2024 (the first full year the Project could conceivably operate) and emissions would decrease on annual basis in subsequent years of operation due to the phase-out of higher polluting vehicles and the implementation of more stringent emission standards. Estimated annual GHG emissions from the Project are presented in **Table GHG-1**.

As shown above in **Table GHG-1**, the Project would generate approximately 76 metric tons of CO_2e per year, below the County's screening threshold of 3,000 metric tons of CO_2e per year. Per the County's Greenhouse Gas Emissions Development Review Processes (San Bernardino County, 2021b), projects that do not exceed the screening threshold of 3,000 metric tons of CO_2e per year are considered consistent with the County's GHGRP and GHGRP Update and are determined to have a less than significant

individual and cumulative impact for GHG emissions. Therefore, the Project would result in a less-than-significant impact.

TABLE GHG-1 ESTIMATED ANNUAL OPERATIONAL GHG EMISSIONS (METRIC TONS)

Source	Metric Tons of CO_2e Per Year[1]
Amortized Construction	17.5
Area	<0.01
Energy	15.8
Mobile	33.3
Waste	3.5
Water	6.3
Total Operational GHG Emissions	**76.4**
County Screening Threshold	3,000
Potentially Significant?	No

NOTES:

[1] Operational GHG emissions assume an operational year of 2024.

SOURCE: CAPCOA, 2021.

b) **Less-than-Significant Impact.** The Project was reviewed relative to the City's 2010 CAP and would not conflict with the climate action strategies within the CAP. As noted in Impact a) above, the City's 2010 CAP is based on reductions consistent with the state's 2020 GHG reduction goals under Assembly Bill 32 and does not apply to development post 2020.

The state plan for reducing GHG emissions applicable to the Project is CARB's 2017 Scoping Plan (adopted December 14, 2017). The 2017 Scoping Plan provides a framework for achieving the 2030 GHG emissions reduction target outlined in Senate Bill (SB) 32 (40 percent below 1990 levels by 2030). The 2017 Scoping Plan relies on the continuation and expansion of existing policies and regulations, such as the Cap-and-Trade Program, as well as implementation of recently adopted policies, such as SB 100, which requires electricity providers to increase procurement from eligible renewable energy resources to 60 percent by 2030 and 100 percent by 2045.

Statewide regulations such as GHG emissions standards for vehicles, Low Carbon Fuel Standards for fuels, and the Renewable Portfolio Standard for electricity are being implemented at the Statewide level, and compliance at the project level is not addressed. No project individually could have a major impact (either positively or negatively) on the global concentration of GHG emissions and it is assumed that SB 32 will be successful in reducing GHG emissions 40 percent below 1990 levels by 2030.

San Bernardino County adopted a GHGRP Update in September 2021 (San Bernardino County, 2021a), which serves as a comprehensive roadmap to outline strategies that the County will implement to continue achieving its GHG emissions reductions into the year

2030 and beyond, thereby ensuring sustainable and healthy growth consistent with the state GHG emission reduction targets for 2030 and beyond.

As noted in Impact a) above, the Project would generate approximately 76 metric tons of CO_2e per year, below the County's screening threshold of 3,000 metric tons of CO_2e per year. Per the County's Greenhouse Gas Emissions Development Review Processes (San Bernardino County, 2021b), projects that do not exceed the screening threshold of 3,000 metric tons of CO_2e per year are considered consistent with the County's GHGRP and GHGRP Update and are determined to have a less than significant individual and cumulative impact for GHG emissions. Therefore, the Project would result in a less-than-significant impact.

References

California Air Pollution Control Officers Association (CAPCOA). 2021. *California Emissions Estimator Model User's Guide Version 2020.4.0.* May 2021.

City of Hesperia. 2010. *Climate Action Plan.* June 20, 2010.

San Bernardino County. 2011. *Greenhouse Gas Emissions Reduction Plan*, September 2011.

San Bernardino County. 2021a. *Greenhouse Gas Emissions Reduction Plan Update*, June 2021.

San Bernardino County. 2021b. *Greenhouse Gas Emissions, Development Review Processes, County of San Bernardino, California*, Revised September 2021.

HAZARDS AND HAZARDOUS MATERIALS

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
9. HAZARDS AND HAZARDOUS MATERIALS — Would the proposed project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Introduction

The California Department of Toxic Substances Control (DTSC) defines a hazardous material as: "a substance or combination of substances that, because of its quantity, concentration or physical, chemical, or infectious characteristics, may either: 1) cause, or significantly contribute to an increase in mortality or an increase in serious, irreversible, or incapacitating illness; or 2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported, disposed of, or otherwise managed." Hazardous materials are generally classified based on the presence of one or more of the following four properties: toxicity, ignitability, corrosivity and reactivity.

Regulations governing the use, management, handling, transportation and disposal of hazardous materials and waste are administered by federal, state and local governmental agencies. Federal regulations governing hazardous materials and waste include the Resource Conservation, and Recovery Act of 1976 (RCRA); the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA); and the Superfund Amendments and Re-authorization Act of

1986 (SARA). The California DTSC maintains a hazardous waste and substances site list, also known as the "Cortese List." The Project site is not listed on the Cortese List.

Discussion

a) **Less-than-Significant Impact.** During construction of the Project, the use of hazardous substances would be limited in nature (e.g., fuels, lubricants, solvents, etc.) and subject to standard handling and storage requirements. The Project would comply with all regulations regarding the routine transport, use, or disposal of hazardous materials. During construction, it is highly unlikely that a significant hazard through the routine transport, use or disposal of hazardous materials at a level that would present a hazard to the environment or to human or animal life would occur. Once operational, the Project would not use or store hazardous materials. Therefore, the Project would result in a less-than-significant impact.

b) **Less-than-Significant Impact.** Any accidental releases during Project construction would most likely be minor spillages of motor vehicle fuels and oils. The Project would be required to prepare a Stormwater Pollution Prevention Plan (SWPPP), which would include Best Management Practices (BMPs) to be implemented during construction to avoid spills, immediately respond to any spills, and minimize the effects of such spills. Therefore, it is highly unlikely that a release of hazardous materials at a level that would present a hazard to the environment or to human or animal life would occur. Once operational, the Project would not use or store hazardous materials. Therefore, the Project would result in a less-than-significant impact.

c) **Less-than-Significant Impact.** Encore High School for the Arts is located approximately 500 feet west of the Project site. As discussed above, Project construction would comply with all applicable regulations for the use and transport of hazardous materials. Once operational, the Project would not use or store hazardous materials. Therefore, the Project would result in less-than-significant impact.

d) **No Impact.** The DTSC and State Water Resources Control Board compile and update lists of hazardous material sites pursuant to Government Code Section 65962.5. The Project site is not included on the databases maintained by the DTSC (Envirostor) (DTSC, 2022) or the State Water Resources Control Board (Geotracker) (SWRCB, 2022). Therefore, the Project would result in no impact.

e) **No Impact.** The Project site is not located within an airport land use plan and is not within two miles of a public airport. The nearest airport is Hesperia Airport, located approximately 4.5 miles south of the Project site. Therefore, the Project would result in no impact.

f) **No Impact.** The Project would not interfere with emergency response plans or evacuation plans. The Project would not impede or require diversion of rescue vehicles or evacuation traffic in the event of a life-threatening emergency. An access gate for

emergency vehicle access would be located on the northeast corner of the Project site and would be accessible from Lemon Street. Therefore, the Project would result in no impact.

g) **Less-than-Significant Impact.** The Project site is not located in a state responsibility area (SRA) or a very high fire hazard severity zone (VHFHSZ) (Calfire, 2022). There are no elements of the Project that would exacerbate wildland fire risk in the Project area. Therefore, the Project would result in a less-than-significant impact.

References

Calfire. 2022. *FHSZ Viewer,* https://egis.fire.ca.gov/FHSZ/, accessed August 10, 2022.

Department of Toxic Substances Control (DTSC). 2022. *DTSC's Envirostor Database,* https://www.envirostor.dtsc.ca.gov/public/, accessed August 10, 2022.

State Water Resources Control Board (SWRCB). 2022. *Geotracker,* https://geotracker.waterboards.ca.gov/,accessed August 10, 2022.

HYDROLOGY AND WATER QUALITY

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
10. HYDROLOGY AND WATER QUALITY – Would the proposed project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i) result in substantial erosion of siltation on- or off- site;	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv) impede or redirect flood flows?	☐	☐	☒	☐

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Discussion

A Water Quality Management Plan (WQMP) was prepared for the Project by Omega Engineering Consultants in April 2022 and revised in January 2023. The WQMP is intended to comply with the requirements of the County of San Bernardino and the Phase II Small MS4 General Permit for the Mojave River Watershed. The WQMP identifies major proposed Best Management Practices (BMPs) and other anticipated water quality features that impact site planning. These BMPs are incorporated into the final site design. The WQMP helps to determine the applicable development category, pollutants of concern, watershed description, and long-term maintenance responsibilities for the Project. A Drainage Study was prepared for the Project by Omega Engineering Consultants in February 2023. The Drainage Study was prepared in accordance with the current City of Hesperia regulations and procedures to determine future runoff from implementation of the Project.

The Project site would include two gravel filled infiltration trenches would be constructed for stormwater retention and treatment in the northeastern area of the Project site. The infiltration trenches consist of an upper trench (approximately 3,900 sq.ft.) and a lower trench (approximately 12,000 sq. ft.). Stormwater runoff would flow into the upper trench. Once full, the upper trench would overflow via surface flow to the lower trench and into two 8" perforated drains that would route water into an infiltration facility. When the infiltration facility is full, overflow would occur via a ribbon gutter that routes stormwater to the gutter system on Lemon Street. The Drainage Study determined that the Project's proposed stormwater system has been designed to safely convey the 100-year storm and would not create new adverse conditions to downstream conveyances and waterways (Omega Engineering Consultants, 2023).

An Infiltration Test Report to establish design infiltration rate was prepared for the Project by SM Engineering on March 14, 2022. The Infiltration Test Report reported that groundwater was not encountered in any of the exploratory borings (SM Engineering, 2022). The closest groundwater information was from a State well located 1.82 miles northeast of the Project site which had a water depth of 204 feet below ground level (SM Engineering, 2022).

Discussion

a) **Less-than-Significant Impact.** During construction activities, stormwater runoff from disturbed soils is a common source of pollutants (mainly sediment) to receiving waters. Earthwork activities can render soils and sediments more susceptible to erosion from stormwater runoff and result in the migration of soil and sediment in stormwater runoff to storm drains and downstream water bodies. Excessive and improperly managed grading

or vegetation removal can lead to increased erosion of exposed earth and sedimentation of watercourses during rainy periods. In addition, construction would likely involve the use of various materials typically associated with construction activities such as paint, solvents, oil and grease, petroleum hydrocarbons, concrete and associated concrete wash-out areas. If improperly handled, these materials could mobilize and transport pollutants offsite by stormwater runoff (nonpoint source pollution) and degrade receiving water quality.

Construction activities would be required to comply with National Pollutant Discharge Elimination System (NPDES) regulations and obtain coverage under the Phase II Small MS4 General Permit in the Mojave River Watershed. Because the Project exceeds one acre in size, construction activities would be required to obtain coverage under the State Construction General Permit (CGP)[1] Under the requirements of the CGP, the permit applicant or their contractor(s) would implement stormwater controls, referred to as construction BMPs, as set forth in a detailed Stormwater Pollution Prevention Plan (SWPPP). SWPPPs are a required component of the CGP and must be prepared by a California-certified Qualified SWPPP Developer (QSD) and implemented by a California-certified Qualified SWPPP Practitioner (QSP). SWPPPs must describe the specific erosion control and stormwater quality BMPs needed to minimize pollutants in stormwater runoff and detail their placement and proper installation. The BMPs are designed to prevent pollutants from contacting stormwater and to keep all products of erosion (i.e., sediment) and stormwater pollutants from migrating off-site into storm drains and receiving waters. Typical BMPs implemented at construction sites include placement of sediment barriers around storm drains, the use of fiber rolls or gravel barriers to detain small amounts of sediment from disturbed areas, and temporary or permanent stockpile covers to prevent rainfall from contacting the stockpiled material. In addition to erosion control BMPs, SWPPPs also include BMPs for preventing the discharge of other pollutants such as paint, solvents, concrete, and petroleum products to downstream waters. BMPs for these pollutants also include routine leak inspections of equipment, maintaining labelling and inspecting integrity of containers, and ensuring that construction materials are disposed of in accordance with manufacture's recommended disposal practices and applicable hazardous waste regulations.

Under the provisions of the CGP, the QSD is responsible for assessing the risk level of a site based on both sediment transport and receiving water risk and developing and implementing the SWPPP. Projects can be characterized as Risk Level 1, 2, or 3, and these risk levels determine the minimum BMPs and monitoring that must be implemented during construction. Under the direction of the QSD, the QSP is required to conduct routine inspections of all BMPs, conduct surface water sampling, when necessary, and report site conditions to the State Water Resources Control Board (SWRCB) using the Stormwater Multi-Application Reporting and Tracking System (SMARTS). Compliance

[1] NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities – Order no. 2009-0009-DWQ, NPDES No. CAS 000002100.

with the CGP is required by law and has proven effective in protecting water quality at construction sites.

Furthermore, the Project would also comply with the mandated City-approved Water Quality Management Plan (WQMP) to minimize water pollutants of concern and document implementation of all required BMPs. Compliance with the requirements of NPDES regulations, the Phase II Small MS4 General Permit in the Mojave River Watershed, the City-approved WQMP and the implementation of all associated BMPs would prevent the discharge of pollutants to surface waters or groundwater and minimize or eliminate potential degradation of surface water or groundwater quality during construction of the Project.

The type and concentration of substances in urban stormwater can vary considerably, both during the course of a storm event and from event to event at any given area (based on the intensity of rainfall), as well as from site to site within a given urban area (based on land use characteristics) (USEPA, 1993). Following construction, Project operations would not result in increases of water quality constituent concentrations (such as bacteria and microorganisms, metals, and total suspended solids) transported by stormwater above baseline concentrations in a manner that would have discernible impacts on or directly degrade water quality on-site or off-site. Therefore, the project would result in a less-than-significant impact.

b) **Less-Than-Significant Impact.** As discussed above, groundwater was not encountered in any of the exploratory borings (SM Engineering, 2022). The Project would be served by the municipal water system and would not include the installation of groundwater wells or long-term direct groundwater extraction. The Project would retain stormwater on-site such that post-Project stormwater runoff and drainage would be improved compared to existing conditions. Furthermore, the Project's WQMP provides BMPs that would minimize any potential groundwater contamination. If shallow groundwater were encountered during utility trenching or foundation excavation activities, temporary dewatering would be necessary to create a dry work area. Dewatering would be localized to the excavation site or trench and would likely only require the removal of low volumes of shallow groundwater from excavation trenches which would be infiltrated on-site into underlying soils. Because of its short-term nature, construction dewatering would not adversely affect local groundwater levels or available supply. Therefore, the Project would result in a less-than-significant impact.

c.i) **Less-Than-Significant Impact.** As discussed above, during construction of the proposed Project, the applicant would be required to comply with the NPDES regulations and apply for coverage under the CGP because ground disturbance at the Project site would exceed one acre. Under the CGP, the Project applicant would be required to prepare a SWPPP. The SWPPP must include site-specific erosion and sedimentation control practices and would limit the amount of runoff that may be directed offsite during construction. Compliance with the requirements of the CGP, SWPPP, and the

implementation of associated BMPs would prevent erosion and siltation on- and off-site during construction. Therefore, the Project would result in a less-than-significant impact.

c.ii) **Less-Than-Significant Impact.** The Project would not result in substantially altered on-site drainage patterns. The stormwater management system proposed for Project would be sized to sufficiently capture and infiltrate all stormwater runoff generated on-site. Furthermore, the stormwater management system has been designed with sizing and capacity to safely convey and retain on-site storm flows associated with 100-year storm. Therefore, the Project would result in a less-than-significant impact.

c.iii) **Less-Than-Significant Impact.** As discussed above, the Project includes preparation and implementation of a City-approved Drainage Study and WQMP. Final design of the Project's proposed stormwater system would be sized with sufficient conveyance and retention capacity for peak discharges associated with the 100-year design storm, consistent with all applicable civil engineering standards and City regulatory standards. The Project would not exceed the capacity of existing or planned stormwater drainage systems in the City. Furthermore, stormwater capture, on-site retention, and infiltration would not result in new sources of pollutants that could be transported via storm runoff. Therefore, the Project would result in a less-than-significant impact.

c.iv) **Less-Than-Significant Impact.** The Project site is not located within a Special Flood Hazard Area and is not zoned as an area of Flood Risk in FEMA's National Flood Hazard Layer (NFHL) Viewer (FEMA, 2022). The Project site is listed as an unshaded zone that corresponds to areas outside of the 100-year flood or areas protected for the 100-year flood by levees in the City of Hesperia General Plan (2010) Safety Element. Therefore, the Project would result in a less-than-significant impact.

d) **Less-Than-Significant Impact.** A seiche is caused by oscillation of the surface of a large enclosed or semi-enclosed body of water due to an earthquake or large wind event. The Project site is not located near a large enclosed or semi-enclosed body of water or within a tsunami hazard inundation zone. As described above, the Project site is located within a zone that corresponds to areas outside of the 100-year flood. The Project would not result in an increase of flood risk or in release of pollutants due to inundation of the Project due to flood waters. Therefore, the Project would result in a less-than-significant impact.

e) **Less-Than-Significant Impact.** The Project would not cause water quality degradation or groundwater impacts. The Project would comply with the requirements of the CGP under the NPDES Permit program, including implementation of BMPs and other requirements of a SWPPP, as well as the stormwater management requirements of the Small MS4 General Permit in the Mojave River Watershed and the City-approved WQMP all of which are designed to ensure stormwater discharges associated with construction and long-term occupancy of the Project site would comply with regulatory requirements in the City. Furthermore, the Project would not result in ongoing groundwater withdrawals or substantially reduce groundwater recharge in the City and

would not conflict with or obstruct implementation of a sustainable groundwater management plan. Therefore, the Project would result in a less-than-significant impact.

References

City of Hesperia General Plan. 2010. *Safety Element.*

Federal Emergency Management Agency. 2022. *FEMA's National Flood Hazard Layer (NFHL) Viewer.* https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd, accessed August 10, 2022.

SM Engineering. 2022. *Infiltration Test Report to Establish Design Infiltration Rate for the proposed self-storage buildings, located at the Lemon Street, Hesperia, CA 92345, APNs 0410-011-32 & -33.* March 14, 2022.

Omega Engineering Consultants. 2023. *Drainage Study for Hesperia Self-Storage Lemon St (Vacant Lot), Hesperia, CA 92345.* February 8, 2023.

Omega Engineering Consultants. 2023. *Mojave River Watershed, Water Quality Management Plan for Hesperia Self-Storage, APNs #0410-011-32 & -33.* April 13, 2022, Revised January 31, 2023.

USEPA. 1993. *Natural Wetlands and Urban Stormwater: Potential Impacts and Management.* February 1993.

LAND USE AND LAND USE PLANNING

Issues (and Supporting Information Sources):		*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
11.	**LAND USE AND LAND USE PLANNING — Would the proposed project:**				
a)	Physically divide an established community?	☐	☐	☐	☒
b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Discussion

a) **No Impact.** The Project involves the expansion of an existing conventional self-storage facility in an area of the City that is dominated by industrial land uses and would be developed with the intent of providing additional leasable self-storage units, RV parking stalls, and sale of items needed for storage uses. The Project would not divide an established community. Therefore, the Project would result in no impact.

b) **Less-than-Significant Impact.** The property is zoned as General Industrial (GI). The Project would require a Conditional Use Permit to be consistent with zoning policies and

to allow for the use of self-storage and RV parking. Once operational the Project would not conflict with current zoning and land use designations. Therefore, the Project would result in a less-than-significant impact.

MINERAL RESOURCES

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
12. MINERAL RESOURCES — Would the proposed project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Introduction

According to the City of Hesperia General Plan (2010) Conservation Element, mineral resources in the City have been identified by the Department of Conservation Division of Mines and Geology as potentially containing concrete aggregate resources consistent with the majority of the Barstow and Victorville areas. These resources are not considered to be significant due to the vast availability of similar deposits in the region. Further exploration would be necessary to identify the area as having significant resources determined to have economic value. Information indicates that Mojave River and Horsethief Canyon have inferred resources present based on similarities to proven deposits. Further exploration could result in upgrading the classification to an economically valuable mineral resource. However, the area is identified as containing mostly sand. Additional mineral resources have not been identified within the planning area.

Discussion

a) **No Impact.** The California Department of Conservation Mines Online tool does not identify any documented mines on the Project site. The Project site is not within close vicinity of the Mojave River or Horsethief Canyon. Development of the Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the state. Therefore, the Project would result in no impact.

b) **No Impact.** It is very unlikely that the Project site contains a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, the Project would result in no impact.

References

City of Hesperia General Plan. 2010. *Conservation Element.*

Department of Conservation, Division of Mine Reclamation, Mines Online. http://maps.conservation.ca.gov/mol/index.html, accessed August 10, 2022.

NOISE

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
13. NOISE — Would the proposed project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Introduction

Sound Descriptors

Sound is mechanical energy transmitted by pressure waves through a medium such as air. Noise is defined as unwanted sound. Sound pressure level has become the most common descriptor used to characterize the "loudness" of an ambient sound level. Sound pressure level is measured in decibels (dB), with zero dB corresponding roughly to the threshold of human hearing, and 120 to 140 dB corresponding to the threshold of pain. Decibels are measured using different scales, and it has been found that A-weighting of sound levels best reflects the human ear's reduced sensitivity to low frequencies, and correlates well with human perceptions of the annoying aspects of noise. The A-weighted decibel scale (dBA) is cited in most noise criteria. All references to decibels (dB) in this report will be A-weighted unless noted otherwise.

Several time-averaged scales represent noise environments and consequences of human activities. The most commonly used noise descriptors are the equivalent A–weighted sound level over a given time period (Leq)[2]; average day–night 24-hour average sound level (Ldn)[3] with a nighttime increase of 10 dB to account for sensitivity to noise during the nighttime; and community noise

[2] The Equivalent Sound Level (Leq) is a single value of a constant sound level for the same measurement period duration, which has sound energy equal to the time–varying sound energy in the measurement period.

[3] Ldn is the day–night average sound level that is equal to the 24-hour A-weighted equivalent sound level with a 10-decibel penalty applied to night between 10:00 p.m. and 7:00 a.m.

equivalent level (CNEL)[4], also a 24-hour average that includes both an evening and a nighttime sensitivity weighting.

City of Hesperia General Plan (2010) Noise Element

The Noise Element of the General Plan aims to reduce major noise sources common in the urban and suburban environment of the City. The City has established noise sensitivity standards for new development with the goal of reducing undesirable noise impacts. The applicable type of land use category that applies to the project is the Industrial land use. Under this classification, a maximum outdoor noise level up to 75 dB, CNEL is considered normally acceptable and a maximum outdoor noise level of 80 dB, CNEL is considered conditionally acceptable.

City of Hesperia Municipal Code

The City of Hesperia Municipal Code §16.20.125(E) exempts noise from temporary construction, repair, or demolition activities between the hours of 7 a.m. to 7 p.m. on Monday through Saturday, no construction is allowed on Sundays and federal holidays.

§16.20.125 of the City of Hesperia Municipal Code establishes the noise level standards for stationary noise sources and establishes noise level limits for affected land uses. For non-noise sensitive industrial uses, the maximum exterior noise level shall not exceed 70 dB, Leq at any time. The Municipal Code operational noise level standards are summarized in **Table NOI-1**.

§16.20.130 of the City of Hesperia Municipal Code states that "No ground vibration shall be allowed which can be felt without the aid of instruments at or beyond the lot line; nor will any vibration be permitted which produces a particle velocity greater than or equal to 0.2 inches per second measured at or beyond the lot line." §16.20.130(C) exempts vibration from temporary construction, repair, or demolition activities between the hours of 7 a.m. to 7 p.m. on Monday through Saturday, no construction is allowed on Sundays and federal holidays.

TABLE NOI-1 OPERATIONAL NOISE STANDARDS

Affected Land Use (Receiving Noise)	Maximum Noise Level	Time Period
A-1, A-2, R-1, R-3 and RR Zone Districts	55 dB	10:00 p.m. to 7:00 a.m.
A-1, A-2, R-1, R-3 and RR Zone Districts	60 dB	7:00 a.m. to 10:00 p.m.
C-1, C-2, C-3, C-4, C-R, AP, and P-I Zone Districts	65 dB	Anytime
I-1 and I-2 Zone Districts	70 dB	Anytime

NOTES:
Due to wind noise, the maximum permissible noise level may be adjusted so that it is no greater than five dB(A) above the ambient noise level.

SOURCE: City of Hesperia Municipal Code, §16.20.125(B).

[4] CNEL is the average A-weighted noise level during a 24-hour day, obtained by addition of 5 decibels in the evening from 7:00 to 10:00 p.m., and an addition of a 10–decibel penalty in the night between 10:00 p.m. and 7:00 a.m.

Sensitive Receptors

The City of Hesperia General Plan (2010) Noise Element identifies noise-sensitive receptors are single- and multi-family residential, schools, parks, libraries, hospitals, and churches. According to the City of Hesperia Public Viewer System GIS tool (City of Hesperia, 2022) and the City of Hesperia General Plan Land Use Map, the entire surrounding area is zoned for General Industrial land use, including the rural residences to the south of the Project site and Encore High School for the Arts (located approximately 500 feet west of the Project site) (see **Figure 2**). Therefore, these land uses fall under the category of I-2 Zone Districts, per §16.16.315 of the City of Hesperia Municipal Code.

Discussion

a) **Less-than-Significant Impact.** Noise would be generated during Project operations primarily by motor vehicles. Noise would also be temporarily generated by on-site equipment and vehicles required for construction of the Project.

Construction Noise Impacts

Construction would result in a temporary increase in ambient noise levels in the vicinity of the Project. The construction noise levels of primary concern are often associated with the site preparation phase (USEPA, 1973). Construction activities for the Project could include site grading, clearing and excavation work. Construction activities would require the use of numerous pieces of noise-generating equipment, such as excavating machinery (e.g., loaders, excavators, etc.) and other construction equipment (e.g., scrapers, dozers, compactors, trucks, etc.). The noise levels generated by construction equipment would vary greatly depending upon factors such as the type and specific model of the equipment, the operation being performed, the condition of the equipment and the prevailing wind direction.

The City of Hesperia Municipal Code §16.20.125(E) exempts noise from temporary construction, repair, or demolition activities between the hours of 7 a.m. to 7 p.m. on Monday through Saturday, no construction is allowed on Sundays and federal holidays. All construction Project construction would be required to comply with the City of Hesperia established construction noise hours. Therefore, the Project would result in a less-than-significant impact.

Operational Noise Impacts

Based on the location of the Project site and the surrounding land uses (vacant land and a few existing industrial land uses), noise levels are expected to be generally quiet in the Project vicinity and would be expected to be well below 70 dB, CNEL. Therefore, it is expected that the site is noise appropriate for the expansion of the existing storage facility. Storage facilities are normally quiet places that typically do not generate high noise levels and development of the Project would not substantially increase ambient noise compared to existing conditions. The Project includes a 6-foot-tall masonry sound wall along the southern and western boundaries of the Project site. This sound wall would significantly reduce operational noise from the Project that reaches the adjacent rural

residences and the high school. Due to the installation of the sound wall, it is expected that maximum sound levels would be well below 70 dB, Leq at any time at any of the adjacent land uses that are zoned for industrial uses (see **Table NOI-1**). Therefore, the Project would result in a less-than-significant impact.

b) **Less-than-Significant Impact.** Vibrational effects from typical construction activities are only a concern within 25 feet of existing structures (Caltrans, 2002). There are no off-site structures within 25 feet of the Project site. As discussed above, the existing Guard Dog of Hesperia storage facility exists directly east of the Project site. However, there would be no major construction equipment used within 25 feet of the facility's existing storage buildings that would result in adverse effects on people or structures. Therefore, the Project would result in a less-than-significant impact.

c) **No Impact.** The Project site is not located within an airport land use plan and is not within two miles of a public airport. The nearest airport is Hesperia Airport, located approximately 4.5 miles south of the Project site. Therefore, the Project would result in no impact.

References

Caltrans, 2002. *Transportation Related Earthborne Vibrations*. February 20, 2002.

City of Hesperia General Plan. 2010. *Noise Element.*

City of Hesperia. 2022. *Geoviewer, https://hesperia.geoviewer.io/,* accessed August 10, 2022.

The United States Environmental Protection Agency (USEPA). 1973. *Legal Compilations: Statutes and Legislative History, Executive Orders, Regulations, Guidelines and Reports.*

POPULATION AND HOUSING

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
14. POPULATION AND HOUSING — Would the proposed project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing units, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion

a) **No Impact.** The Project is an expansion of an existing self-storage facility. Development of the Project would not directly or indirectly induce population growth in the area. The Project would not involve the construction of new housing. Therefore, the Project would result in no impact.

b) **No Impact.** The Project would not displace existing people or housing units that would involve the construction of replacement housing elsewhere. Therefore, the Project would result in no impact.

PUBLIC SERVICES

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
15. PUBLIC SERVICES — Would the proposed project:				
a) Result in substantial adverse physical impacts associated with the provision of, or the 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 following public services:				
i) Fire protection?	☐	☐	☒	☐
ii) Police protection?	☐	☐	☒	☐
iii) Schools?	☐	☐	☐	☒
iv) Parks?	☐	☐	☐	☒
v) Other public facilities?	☐	☐	☐	☒

Introduction

Police Services

The City of Hesperia contracts with the San Bernardino County Sheriff's Department for police services. The Hesperia Police Department is located 15840 Smoketree Street, approximately 1.75 miles southwest of the Project site (City of Hesperia, 2010).

Fire Protection

The City of Hesperia and the Sphere of Influence are served by the San Bernardino County Fire Department. The nearest fire station is Station 33, approximately 0.5 miles east of the Project site on Lemon Street (City of Hesperia, 2010).

Discussion

a.i) **Less-than-Significant Impact.** The Project would include a proposed emergency gate, a fire lane, a fire hydrant, connections to fire service, and proposed fire service backflow. The Project would not increase calls for fire and emergency protection systems that would warrant changes to fire protection service ratios and/or response times. Therefore, the Project would result in a less-than-significant impact.

a.ii) **Less-than-Significant Impact.** The Project would not be expected to result in an increase in calls for police protection or result in any changes in crime that would warrant changes to police protection service ratios and/or response times. Therefore, the Project would result a less-than-significant impact.

a.iii-v) **No Impact.** The Project would not warrant a need for new schools, parks, or other public facilities. Therefore, the Project would result in no impact.

References

City of Hesperia General Plan. 2010. *Land Use Element.*

RECREATION

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
16. RECREATION — Would the proposed project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	☐	☐	☐	☒
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion

a) **No Impact.** There are no recreational facilities in the vicinity of the Project site. The Project would not substantially increase the use of existing recreational facilities such that physical deterioration of the facilities would occur or be accelerated. Therefore, the Project would result in no impact.

b) **No Impact.** The Project would not include recreational facilities and would not require new or expanded recreational facilities. Therefore, the Project would result in no impact.

TRANSPORTATION

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
17. TRANSPORTATION — Would the proposed project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

Introduction

The City of Hesperia Traffic Impact Analysis Guidelines for Vehicle Miles Traveled (VMT) and Level of Service Assessment (LOS) was approved and effective as of July 2020. These guidelines provide guidance for CEQA Assessments of VMT impacts. According to these guidelines, projects that will not require a VMT analysis can be screened by using the daily vehicle trips generated by the Project or the Project's land use type. The Project can be screened if Project generated trips would be less than 110 daily vehicle trips. The Institute of Transportation Engineers (ITE) Trip Generation Manual was used to estimated Project daily trips.

Discussion

a) **Less-than-Significant Impact.** The Project would result in vehicle trips during construction. Vehicles associated with construction of the Project would use regional and local roadways to access the site, primarily Lemon Street and East Avenue. Vehicles trips would consist of required construction material or equipment deliveries and construction worker trips. During operations, vehicles would access the Project site via Lemon Street or by using the proposed access gates that are accessible from the existing Guard Dog Storage of Hesperia facility. In relation to the existing conditions, the Project would not cause substantial changes to the pedestrian or bicycle traffic in the area and would not significantly impact or require changes to the design of any existing or planned bicycle or pedestrian facilities. Project construction and operations would not conflict with any program, plan, or policy addressing the circulation system in the City. Therefore, the Project would result in a less-than-significant impact.

b) **Less-than-Significant Impact.** Vehicle miles traveled (VMT) refers to the amount and distance of vehicle travel attributable to a project. VMT generally represents the number of vehicle trips generated by a project multiplied by the average trip length for those trips. For CEQA transportation impact assessment, VMT is calculated using the origin-destination VMT method, which accounts for the full distance of vehicle trips to and from the Project site.

Screening criteria can be used to quickly identify whether sufficient evidence exists to presume a project would have a less-than-significant VMT impact without conducting a detailed study.

The Project is estimated to generate approximately 33 average daily vehicle trips (based on the mini warehouse trip rate of 17.960 average daily trips per 100 storage units/RV parking spaces) (ITE, 2017) which is below the City of Hesperia VMT threshold of 110 daily trips. As the 110 average daily trips threshold would not be exceeded, the Project's VMT impacts can be presumed to be less than significant. Therefore, the Project would result in a less-than-significant impact.

c) **Less-than-Significant Impact.** The Project would not involve any new hazardous design or feature. The Project would not include any sharp curves or dangerous intersection. The Project site design would conform to City design standards and is not expected to create any significant impacts to pedestrians, bicyclists, or traffic operations. RVs are compatible with the existing transportation infrastructure in the City. Therefore, the Project would result in a less-than-significant impact.

d) **Less-than-Significant Impact.** The Project would not substantially increase hazards to vehicle safety due to increased traffic, which could result in inadequate emergency access. The Project would include a sliding access gate for emergency access that would be located on the northeast corner of the Project site. The emergency access gate would be accessed from Lemon Street. All lane widths within the Project would meet the minimum width that can accommodate an emergency vehicle. In addition, the addition of traffic from Project traffic would not result in any significant changes to emergency vehicle response times in the area. Therefore, the Project would result in a less-than-significant impact.

References

City of Hesperia. 2022. *Traffic Impact Analysis Guidelines for Vehicle Miles Traveled (VMT) and Level of Service Assessment (LOS).* July 2022.

Institute of Transportation Engineers. 2017. *Trip Generation Manual, 10th Edition, 2017.*

TRIBAL CULTURAL RESOURCES

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
18. TRIBAL CULTURAL RESOURCES — **Would the proposed project** cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) 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	☐	☐	☒	☐
b) 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.	☐	☒	☐	☐

Introduction

Tribal Cultural Resources (TCR's) is a newly defined class of resources under Assembly Bill 52 (AB 52). TCR's include sites, features, places, cultural landscapes, and sacred places or objects that have cultural value or significance to a Tribe. To qualify as a TCR, the resource must either: 1) be listed on, or be eligible for, listing on the California Register of Historical Resources (CRHR) or other local historic register; or 2) constitute a resource that the lead agency, at its discretion and supported by substantial evidence, determines should be treated as a TCR (PRC §21074). AB 52 also states that tribal representatives are considered experts appropriate for providing substantial evidence regarding the locations, types, and significance of TCRs within their traditional and cultural affiliated geographic area, and therefore, the identification and analysis of TCRs should involve government-to-government tribal consultation between the CEQA lead agency and interested tribal groups and/or tribal persons. (PRC §21080.3.1(a)).

The City of Hesperia commenced the AB 52 process by sending out consultation invitation letters to tribes previously requesting notification, pursuant to Public Resources Code §21080.3.1. The Yuhaaviatam of San Manuel Nation (YSMN) responded to the notification and requested the Cultural Resources Report prepared for the Project and other Project plans. After review of the Project, the YSMN did not have concerns with the Project's implementation. The YSMN did suggest Mitigation Measures for Tribal Cultural Resources that have been included as Mitigation Measures in this section.

Discussion

a) **Less-than-Significant Impact.** No cultural resources either listed or eligible for listing by the State or County were identified on the Project site as a result of the records search. Therefore, the Project would result in a less-than-significant impact.

b) **Less-than-Significant Impact with Mitigation. Mitigation Measures CUL-1, CUL-2 and CUL-3** under the Cultural Resources section and **Mitigation Measure TCR-1 and TCR-2** are proposed to address the potential to encounter unreported subsurface historical, cultural, or archaeological resources (possibly including human remains) during construction activities. Therefore, the Project would result in a less-than-significant impact.

> **Mitigation Measure TCR-1:** The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in **Mitigation Measure CUL-1**, of any pre-contact and/or historic-era cultural resources discovered during Project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the Project, should YSMN elect to place a monitor on-site.
>
> **Mitigation Measure TCR-2:** Any and all archaeological/cultural documents created as part of the Project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the Project.

References

BCR Consulting, LLC. 2022. *Cultural Resources Assessment, Assessor Parcel Numbers 0410-11-32 and -33 Hesperia, San Bernardino County, California.* Revised August 9, 2022.

UTILITIES AND SERVICE SYSTEMS

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
19. UTILITIES AND SERVICE SYSTEMS — Would the proposed project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
c) Result in a determination by the wastewater treatment provider that would serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Introduction

Hesperia Water District

Hesperia's water supply is provided by the Hesperia Water District. The water district is administered by the City's Development Services Department and is a subsidiary of the City of Hesperia. It is organized pursuant to Section 30000 et seq. of the California Water Code. The District has two powers allowed by law—water and sewer utility service. The District maintains the closed conduits of the storm drain system. The District operates as a totally self-sustaining utility business enterprise, which means that virtually all of its income is generated from Water and Sewer Service Charges and facilities connection fees. The water supply is obtained entirely from groundwater located in the Alto Sub-Basin of the Mojave River Watershed and groundwater aquifer. The City's municipal water system extracts all of its water supply from the underground aquifers through 18 active groundwater wells located throughout the City. Water is conveyed from the wells to the consumers via a distribution system with pipe sizes ranging between 4 and 24 inches in diameter. The ongoing waterline replacement program has removed most of the smaller waterlines and replaced them with 8" or larger lines. In December 2009, the City maintained 14 storage reservoirs within the distribution system with a total capacity of 64.5 million gallons (City of Hesperia, 2010).

Stormwater

The City's storm drains, and flood control systems are administered by Hesperia's Development Services Department. The San Bernardino County Department of Public Works Flood Control District is responsible for providing flood control and related services throughout the County, including the incorporated areas within cities. The San Bernardino Flood Control District has planned a system of facilities including dams, conservation basins, channels, and storm drains. The purpose of these facilities is to intercept and convey flood flows through and away from the developed areas of the City and County. The principal functions are flood protection on major streams, water conservation, and storm drain construction (City of Hesperia, 2010).

Wastewater

Sewer collection lines, which are discharged to Victor Valley Wastewater Reclamation Authority's (VVWRA) regional treatment facility, are maintained, and operated by the Hesperia Water District. The Sewer Division of the Hesperia Water District ensures the delivery and continuous unobstructed flow of sewage to the regional plant located north of the city near Oro Grande. The quality of the effluent must meet the requirements of the VVWRA, a joint-exercise-of-powers agency comprised of Hesperia and other local area entities providing sewer service. Over the years, VVWRA has completed treatment plant upgrades and several capacity increases. The regional treatment plant is currently capable of treating a portion of the flow to a tertiary level and the remaining flow to a secondary level for percolation. A majority of the highly treated wastewater is discharged into the Mojave River Basin and a small amount is currently used to irrigate landscaping at the treatment plant (City of Hesperia, 2010).

Natural Gas

Natural gas is administered by the Southwest Gas Corporation (City of Hesperia, 2010).

Electricity

Electrical power is provided by Southern California Edison (SCE). Economic development rates are available to qualified industrial users (City of Hesperia, 2010).

Solid Waste

Advance Disposal is contracted to collect solid waste within the City. Advance Disposal also operates a Materials Recovery Facility (MRF) which has a capacity of 600 tons per day.

Discussion

a) **Less-than-Significant Impact.** There are no existing water or wastewater treatment plants, electric power plants, telecommunications facilities, natural gas facilities, or stormwater drainage infrastructure on-site. The Project would not require the relocation or construction of any of the aforementioned facilities. Connection to existing services would be consistent with City and purveyor requirements. The Project improvements needed to connect to existing services are expected from this type of development and the applicant would pay all applicable impact fees, water and sewer connection fees, and service fees required by the City and purveyors. Therefore, the Project would result in a less-than-significant impact.

b) **Less-than-Significant Impact.** As mentioned above, Hesperia's water supply is provided by the Hesperia Water District. The water supply is obtained entirely from groundwater located in the Alto Sub-Basin of the Mojave River Watershed and groundwater aquifer. The City's municipal water system extracts all of its water supply from the underground aquifers through 18 active groundwater wells located throughout the City. Project water demand would be minor would not adversely affect the City's water supply. Therefore, the Project would result in a less-than-significant impact.

c) **Less-than-Significant Impact.** Project-generated wastewater would be conveyed by the municipal sewer system and would be typical for light industrial uses and would not require additional capacity beyond the wastewater treatment already provided in the City. The Project would be developed and operated in compliance with the City regulations and standards of the Regional Water Quality Board (RWQCB), to ensure wastewater treatment requirements are achieved. Therefore, the Project would result in a less-than-significant impact.

d) **Less-than-Significant Impact.** Construction and operation of the Project is not expected to generate a significant amount of solid waste that would be in excess of local infrastructure. Any generation of solid waste would be typical for light industrial uses. Therefore, the Project would result in a less-than-significant impact.

e) **Less-than-Significant Impact.** Construction and operation would comply with all federal, state, and local statutes and regulations related to solid waste. Therefore, the Project would result in a less-than-significant impact.

References

City of Hesperia General Plan. 2010. *Land Use Element.*

WILDFIRE

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

Introduction

Areas where the state has financial responsibility for wildland fire protection are known as state responsibility areas (SRA). The Department of Forestry and Fire Protection (CAL FIRE) is responsible for fire prevention and suppression in SRA. Areas where local governments have financial responsibility for wildland fire protection are known as local responsibility areas (LRA). The Project site is not located in a SRA or a very high fire hazard severity zone (VHFHSZ). The nearest fire station is County Station 33 located approximately 0.5 miles east of the Project site.

Discussion

a) **Less-than-Significant Impact.** The Project would not involve the closure or alteration of any existing evacuation route that would be important in the event of a wildfire. The Project would not impede or require diversion of rescue vehicles or evacuation traffic in the event of a wildfire. Therefore, the Project would result in no impact.

b) **Less-than-Significant Impact.** The Project is located on graded, cleared land. Due to the location of the Project site, any wildfire risk due to slope, prevailing winds, and other factors would not be exclusive to the Project site. There are no elements of the Project that would exacerbate wildland fire risk in the Project area due to slope, prevailing winds and other factors. Therefore, the Project would result in a less-than-significant impact.

c) **Less-than-Significant Impact.** There are no elements of the Project that would exacerbate wildland fire risk in the Project area. The Project would include infrastructure related to fire protection such as a fire lane, a fire hydrant, connections to fire service, and proposed fire service backflow. Therefore, the Project would result in a less-than-significant impact.

d) **Less-than-Significant Impact.** There are no elements of the Project that would expose future employees to flooding or landslides by runoff flow, post-fire instability, or drainage changes. Therefore, the Project would result in a less-than-significant impact.

References

Calfire. 2022. *FHSZ Viewer,* https://egis.fire.ca.gov/FHSZ/, accessed August 10, 2022.

MANDATORY FINDINGS OF SIGNIFICANCE

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporation*	*Less Than Significant Impact*	*No Impact*
21. MANDATORY FINDINGS OF SIGNIFICANCE — Would the proposed project:				
a) 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) 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) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion

a) **Less-than-Significant Impact with Mitigation.** The Project would not substantially degrade the quality of the environment, reduce fish or wildlife populations, or eliminate important examples of major periods of California history or pre-history. Implementation of **Mitigation Measures BIO-1, BIO-2 and BIO-3, Mitigation Measures CUL-1, CUL-2 and CUL-3**, **Mitigation Measure GEO-1 and Mitigation Measures TCR-1 and TCR-2**, would further reduce any impacts to cultural resources, wildlife population, and historical resources Therefore, the Project would result in a less-than-significant impact with mitigation.

b) **Less-than-Significant Impact.** The Project would not have a cumulatively considerable impact on any of the environmental factors evaluated. Therefore, the Project would result in a less-than-significant impact.

c) **Less-than-Significant Impact.** The Project would not result in impacts that would result in substantial adverse effects on human beings, either directly or indirectly. Therefore, the Project would result in a less-than-significant impact.

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