PLANNING COMMISSION

REGULAR MEETING

Date: August 13, 2020

Time: 6:30 P.M.

COMMISSION MEMBERS

Cody Leis, Chair

Rusty Caldwell, Vice Chair

Dale Burke, Commissioner

Roger Abreo, Commissioner

Sophie Steeno, Commissioner

✱ - ✱ - ✱ - ✱ - ✱ - ✱ - ✱

Chris Borchert, Principal Planner

Braden Holly, Assistant City Attorney

CITY OF HESPERIA
9700 Seventh Avenue
Council Chambers
Hesperia, CA 92345
City Offices: (760) 947-1000

The Planning Commission, in its deliberation, may recommend actions other than those described in this agenda.

Any person affected by, or concerned regarding these proposals may submit written comments to the Planning Division before the Planning Commission hearing, or appear and be heard in support of, or in opposition to, these proposals at the time of the hearing. Any person interested in the proposal may contact the Planning Division at 9700 Seventh Avenue (City Hall), Hesperia, California, during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday, and 7:30 a.m. to 4:30 p.m. on Fridays) or call (760) 947-1224. The pertinent documents will be available for public inspection at the above address.

If you challenge these proposals, the related Negative Declaration and/or Resolution in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

Documents produced by the City and distributed less than 72 hours prior to the meeting regarding any item on the Agenda will be made available in the Planning Division, located at 9700 Seventh Avenue during normal business hours or on the City's website.

***See reverse for details on public meeting guidelines during the COVID-19 (Coronavirus) Pandemic**

Remote Access to City of Hesperia Planning Commission Meeting:

In accordance with new community guidelines from local, state and federal public health agencies, the City of Hesperia will allow for remote participation at Planning Commission meetings. The public will not be permitted to attend the meetings within the council chambers, but may submit written comments to be read by staff.

As always, the public may view the Planning Commission meetings live on the City of Hesperia's website at www.cityofhesperia.us.

Remote Public Comment:

During the upcoming Planning Commission meeting public comment will be accepted via email. If you would like to comment remotely, please follow the protocols below:

- Send comments via email to ebaum@cityofhesperia.us
- Identify the item you wish to comment on in your email's subject line. Emailed comments will only be accepted for Consent Calendar/New Business/ Public Hearing items. Emailed comments will not be accepted for non-agendized general public comment items.
- Emailed comments on each Consent Calendar/New Business/ Public Hearing item will be accepted after the start of the meeting, but before the Chair announces that public comment for that item is closed.
- Each emailed comment will be read aloud by a member of staff for up to three minutes.

Emails received by ebaum@cityofhesperia.us outside of the comment period outlined above will not be included in the record.

NOTE: In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (760) 947-1007 or (760) 947-1056. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

AGENDA
HESPERIA PLANNING COMMISSION
9700 Seventh Ave., Council Chambers, Hesperia, CA 92345

As a courtesy, please silence your cell phones, pagers, and other electronic devices while the meeting is in session. Thank you.

Prior to action of the Planning Commission, any member of the audience will have the opportunity to address the legislative body on any item listed on the agenda, including those on the Consent Calendar. PLEASE SUBMIT A COMMENT CARD TO THE COMMISSION SECRETARY WITH THE AGENDA ITEM NUMBER NOTED.

CALL TO ORDER - 6:30 PM

A. Pledge of Allegiance to the Flag

B. Invocation

C. Roll Call

Chair Cody Leis
Vice Chair Rusty Caldwell
Commissioner Roger Abreo
Commissioner Dale Burke
Commissioner Sophie Steeno

JOINT PUBLIC COMMENTS

Please complete a "Comment Card" and give it to the Commission Secretary. Comments are limited to three (3) minutes per individual. State your name for the record before making your presentation. This request is optional, but very helpful for the follow-up process.

Under the provisions of the Brown Act, the Commission is prohibited from taking action on oral requests. However, Members may respond briefly or refer the communication to staff. The Commission may also request the Commission Secretary to calendar an item related to your communication at a future meeting.

CONSENT CALENDAR

1. Page 4 Consideration of the July 9, 2020 Draft Planning Commission Meeting Minutes

Recommended Action:

It is recommended that the Planning Commission approve the Draft Minutes from the Regular Meeting held on July 9, 2020.

Staff Person: Planning Commission Secretary Erin Baum
Attachments: 070920 MINUTES.pdf

PUBLIC HEARINGS

2. Page 9

Consideration of Site Plan Review SPR19-00015 to construct a 123,132 square foot manufacturing/industrial building, a 19,600 square foot storage building, and a 8,865 square foot office building in conjunction with Variance VAR20-00001 to exceed the maximum floor area ratio, on approximately 9.5 gross acres within the Commercial/Industrial Business Park zone of the Main Street and Freeway Corridor Specific Plan, located at the south-east corner of Highway 395 and Poplar Street (Applicant: 395 LLC; APN: 3064-591-01 & 03)

Recommended Action:

It is recommended that the Planning Commission adopt Resolution Nos. PC-2020-08 and PC-2020-09, approving Site Plan Review SPR19-00015 and Variance VAR20-00001.

Staff Person: Senior Planner Ryan Leonard

Attachments:

Staff Report

Attachment 1 - Main Street and Freeway Corridor Specific Plan

Attachment 2 - Aerial

Attachment 3 - Site Plan

Attachment 4 - Manufacturing Building Elevations

Attachment 5 -Administration Building Elevations

Attachment 6 -Storage Building Elevations

Negative Declaration ND19-00006 and Initial Study

Comment Letters Received

Resolution No. PC-2020-08

Resolution No. PC-2020-09

Attachment A-Conditions of Approval

3. Page 281

APP20-00002, Appeal of Development Review Committee Denial of CUPE20-00001, a Request for a Three Year Extension of Time for a Proposed 4,990 s.f. Liquor Store. ***Continued from the July 9 Meeting**.

Recommended Action:

That the Planning Commission find that the project site cannot comply with current code requirements and uphold the denial of the extension of time.

Staff Person: Principal Planner Chris Borchert

Attachments:

Staff Report - APP20-00002

Attachment 1 - CUP17-00005 Staff Report

Attachment 2 - Site Plan for CUP17-00005

Attachment 3 - DRC denial letter.pdf

The Principal Planner or staff may make announcements or reports concerning items of interest to the Commission and the public.

PLANNING COMMISSION COMMENTS

The Commission Members may make comments of general interest to the City.

ADJOURNMENT

I, Erin Baum, Planning Commission Secretary of the City of Hesperia, California do hereby certify that I caused to be posted the foregoing agenda on Thursday, August 6, at 3 p.m. pursuant to California Government Code

Erin Baum,
Planning Commission Secretary

THIS PAGE INTENTIONALLY LEFT BLANK

City of Hesperia

Meeting Minutes
Planning Commission

City Council Chambers
9700 Seventh Ave.
Hesperia CA, 92345

Thursday, July 9, 2020 **6:30 PM**

CALL TO ORDER - 6:30 PM

A. Pledge of Allegiance to the Flag

B. Invocation

C. Roll Call

Present: 4 - Chair Cody Leis, Commissioner Roger Abreo, Commissioner Dale Burke, and Commissioner Sophie Steeno

Absent: 1 - Vice Chair Rusty Caldwell

JOINT PUBLIC COMMENTS

There were no Public Comments

.

CONSENT CALENDAR

1. Consideration of the June 11, 2020 Draft Planning Commission Meeting Minutes

Recommended Action:

It is recommended that the Planning Commission approve the Draft Minutes from the Regular Meeting held on June 11, 2020

Sponsors: Planning Commission Secretary Erin Baum

A motion was made by Commissioner Abreo, seconded by Commissioner Burke, that this item be approved. The motion carried by the following vote:

Aye: 4 - Abreo, Burke, Leis and Steeno

Nay: 0

Absent: 1 - Caldwell

PUBLIC HEARINGS

2. Consideration of Specific Plan Amendment SPLA20-00002 to increase the maximum allowable floor area ratio and maximum allowable building height limitations within the Commercial Industrial Business Park zone of the Main Street and Freeway Corridor Specific Plan.

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2020-10 recommending that the City Council introduce and place on first reading an ordinance approving SPLA20-00002.

Sponsors: Senior Planner Ryan Leonard

Senior Planner Ryan Leonard gave a presentation on the project.

A motion was made by Commissioner Steeno, seconded by Commissioner Abreo, that this item be approved. The motion carried by the following vote:

Aye: 4 - Abreo, Burke, Leis and Steeno

Nay: 0

Absent: 1 - Caldwell

3. APP20-00002, Appeal of Development Review Committee Denial of CUPE20-00001, A Request for a Three Year Extension of Time for a Proposed 4,990 s.f. Liquor Store.

Recommended Action:

It is recommended that the Planning Commission find that the project site cannot comply with current code requirements and uphold the denial of the extension of time.

Sponsors: Principal Planner Chris Borchert

Commissioner Sophie Steeno Recused herself from consideration of this item.

Principal Planner Chris Borchert announced that representation for the applicant requested that this item be continued to the next Planning Commission meeting on August 13, 2020.

A motion was made by Commissioner Burke, seconded by Commissioner Abreo, that this item be continued to August 13. The motion carried by the following vote:

Aye: 3 - Abreo, Burke, and Leis

Nay: 0

Recused: 1 - Steeno

Absent: 1 - Caldwell

NEW BUSINESS

4. Administrative Appeal of Administrative Citations ADM-1803, ADM-1830, ADM-1850, ADM-1868, and ADM-1904. **(Continued from June 11, 2020 Meeting)**

Recommended Action:

It is recommended that the Hesperia City Planning Commission consider the following narrative regarding the appeal of Administrative Citations ADM-1803, ADM-1830, ADM-1850, ADM1868, and ADM-1904 and uphold the citations.

Sponsors: Code Enforcement Officer Mark Lockwood and Code Enforcement Supervisor Theresa Mauger

Code Enforcement Supervisor Theresa Mauger spoke in support of upholding the citations.
Code Enforcement Officer Mark Lockwood presented materials in support of upholding citations.
Appellant William Mockett spoke in opposition of upholding the citations.
Commissioners asked questions of the appellant and staff.

A motion was made by Commissioner Abreo, seconded by Commissioner Burke, that the citations be upheld.The motion carried by the following vote:

Aye: 4 - Abreo, Burke, Leis and Steeno

Nay: 0

Absent: 1 - Caldwell

5. Consideration of Appeal of Administrative Citations

Recommended Action:

It is recommended that the Planning Commission consider the following narratives regarding the appeal of Administrative Citations ADM-1911, ADM-1920, ADM-1928 issued in the course of case#CE17-00767.

Sponsors: Code Enforcement Officer Mark Lockwood and Code Enforcement Supervisor Theresa Mauger

A motion was made by Commissioner Abreo, seconded by Commissioner Burke, that the citations be upheld. The motion carried by the following vote:

Aye: 4 - Abreo, Burke, Leis and Steeno

Nay: 0

Absent: 1 - Caldwell

PRINCIPAL PLANNER'S REPORT

There were no announcements made.

PLANNING COMMISSION COMMENTS

Commissioners Burke and Abreo thanked staff.

ADJOURNMENT

The meeting was adjourned at 8:35 p.m. until Thursday August 13, 2020

_____	_____
Erin Baum,	*Cody Leis,*
Planning Commission Secretary	*Chair*

THIS PAGE INTENTIONALLY LEFT BLANK

DATE: August 13, 2020

TO: Planning Commission

FROM: Chris Borchert, Principal Planner

BY: Ryan Leonard, Senior Planner

SUBJECT: Site Plan Review SPR19-00015 and Variance VAR20-00001; Applicant: 395 LLC; APNs: 3064-591-01 & 03

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution Nos. PC-2020-08 and PC-2020-09, approving Site Plan Review SPR19-00015 and Variance VAR20-00001.

BACKGROUND

Proposal: A Site Plan Review (SPR) has been filed to construct a 123,132 square foot manufacturing/industrial building, a 19,600 square foot storage building, and an 8,865 square foot administrative office building on approximately 9.4 gross acres. In addition, a variance has also been filed to exceed the 0.35 maximum floor area ratio (FAR) requirement.

Location: On the southeast corner of Highway 395 and Poplar Street.

Current General Plan, Zoning and Land Uses: The site is within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan. The surrounding land is designated as Commercial Industrial Business Park as noted on Attachment 1. The site is currently vacant. Light industrial uses exist immediately to the south and east of the site. The properties to the north are vacant. Highway 395 is located immediately to the west of the site. (Attachment 2).

ISSUES/ANALYSIS

Site Plan Review: The project consists of the development of a 123,132 square foot manufacturing/industrial building, a two-story 8,865 square foot administration/office building, and a 19,600 square foot storage building (Attachment 3). The proposed development will be constructed in three phrases; the manufacturing building will be constructed in phase one, followed by the administration building in phase two and the storage building in phase 3.

The project complies with the minimum building requirements and number of required parking spaces. The parking ordinance requires a minimum of 134 parking spaces. As proposed, the project provides 136 parking spaces.

The site design complies with the architectural guidelines of the Specific Plan. The site is intended to be occupied by Old Country Millworks which specializes in fabricating custom metal panels that are used in a variety of buildings such as convention centers and sports arenas. To that end, the site design incorporates Old Country Millworks exclusive materials to showcase the building

facades. The overall site has been designed with a contemporary architecture style. The buildings feature textured and decorative metal panels with a mix of vibrant accent colors. The primary exterior walls around the manufacturing building are proposed to be grey and blue, with accent wall panels that are yellow and gold. The trim around the windows are also proposed to be yellow and gold. The metal roll-up doors are proposed to be faux wood (Attachment 4). As a condition of approval, the proposed multicolor panel accent wall that is shown on the east elevation is also required on the west elevation in order to add architectural interest along the project frontage of Highway 395.

The administration building will be the focal point of the site and will serve as the main entrance from Poplar Street. The two story administration building contains multiple roof planes that create architectural interest, horizontal metal siding and a multistory glass curtain wall that will serve as the primary entry feature (Attachment 5).

As currently proposed, the storage building seems to lack many of the same architectural features as the manufacturing building and administration building (Attachment 6). Due to its location at the northwest corner of the site, and its frontage along Highway 395 and Poplar Street, staff has a conditioned to provide the same level of architectural detail on the storage building as the manufacturing building. Therefore, the storage building would be required to provide the multicolor accent wall, textured and decorative metal panels, and window treatments along the frontages of Highway 395 and Poplar Street.

With regard to landscape coverage, the project is currently deficient on landscaping. The minimum required landscape coverage is 10% of the total site and the project provides 27,890 square feet (8.1%) of total landscape coverage. A condition of approval has been included to require additional landscaping to meet the minimum 10% requirement. It should be noted that Engineering staff is only conditioning curb and gutter improvements along Highway 395; a 6-foot-wide sidewalk is not required. Therefore, the applicant would be able to satisfy the minimum landscape requirements by installing additional landscape along Highway 395 in place of the sidewalk.

Variance: The applicant is requesting approval of a Variance to exceed the maximum floor area ratio of 0.35 that is allowed within the Specific Plan. The Floor Area Ratio is the relationship of buildable floor area (total amount of square feet) to a given site area (amount of land).

The area of the site is 407,934 gross square feet. Therefore, the site is limited to a maximum building area of 142,776 square feet. As proposed, the project proposes a total building area of 151,597 square feet and a floor area ratio of 0.37.

The proposal to allow for a 2% increase in the maximum floor area ratio and to allow an additional 8,821 square feet of gross floor area would be in keeping with the spirit and the intent of the Specific Plan. A City initiated Specific Plan Amendment is currently being processed that will among other things, increase the maximum allowable floor area in this zone from 0.35 to 0.50. The Specific Plan Amendment was presented to the Planning Commission at the July 9, 2020 meeting and it was forwarded to the City Council with a recommendation for approval. This item is scheduled to go before the City Council in August.

Drainage: Runoff created on-site will be conveyed to an underground detention/infiltration system in the northern portion of the site. The retention system will be sized to handle the additional storm water due to the additional impervious area created by the building and parking lot.

Water and Sewer: The development will connect to an existing 8-inch sewer and an existing 12-inch water line located in Poplar Street.

Traffic/Street Improvements: A Traffic Impact Study (TIS) was prepared for the project, due to the projects proximity to Highway 395 and Poplar Street and Caltrans responsibility over street dedication and site access along Highway 395. As part of developing the site, the developer is required to dedicate right-of-way and construct street improvements, including curb and gutter along the project frontage of Highway 395, and curb, gutter and sidewalk along the project frontage of Poplar Street. In addition, after review of the Traffic Impact Study the City Engineer has determined that the project is required to construct a traffic signal at the intersection of Highway 395 and Poplar Street. The developer is also required to submit an updated Traffic Impact Study to the Engineering department for review and approval prior to the submittal of grading plans.

Environmental: Approval of this project requires adoption of an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the California Environmental Quality Act (CEQA). The IS/MND (Attachment 7) prepared for this project concludes that there are no significant adverse impacts associated with this project with mitigation measures incorporated.

The IS/MND was circulated to the State Clearinghouse, responsible agencies, and other interested parties for a 30-day public review period from February 10, 2020 through March 11, 2020. After the public review period ended, the applicant modified the project which required the IS/MND to be re-circulated for another 30-day public review period from May 12, 2020 through June 11, 2020.

During the 30-day public review period from February 10, 2020 through March 11, 2020, comment letters were received from two State agencies (the Department of Water Resources and the Department of Fish and Wildlife), and the San Manuel Band of Mission Indians (Attachment 8). When the IS/MND was re-circulated for public review from May 12, 2020 through June 11, 2020 one comment letter was received from the law offices of Lozeau and Drury, LLP on behalf of Supporters Alliance for Environmental Responsibility (Attachment 8).

The comment letter from the Department of Water Resources requested additional analysis on how the project would capture the project's off-site storm water runoff. The comment letter from Fish and Wildlife offered comments and recommendations to reduce impacts on fish and wildlife (biological) resources. The comment letter from the San Manuel Band of Mission Indians requested certain mitigation measures be made a part of the project conditions.

As a result of the comment letters received from the two State agencies and the San Manuel Band of Mission Indians, staff made modifications to the IS/MND and added additional mitigation measures to biological resources, expanded the discussion on hydrology and water quality resources, and provided copies of an updated hydrology study.

After the IS/MND was revised and re-circulated, one comment letter was received from the law offices of Lozeau Drury, LLP on behalf of "Supporters Alliance for Environmental Responsibility". Staff would like to point out that the source of the comment, the law firm of Lozeau Drury, LLP is based in Oakland, California and it appears that they represent the Laborers International Union of North America. The 183-page comment letter asserts that the IS/MND is not adequate and does not comply with CEQA. The letter specifically identifies greenhouse gases, air quality, hazardous materials, biological resources, and cumulative impacts as topics that are not

adequately addressed. The City acknowledges the comments, but believes the IS/MND prepared for the project is adequate and complies with CEQA requirements. In addition, the project is consistent with the City's General Plan and impacts caused by this type of industrial development were known and acknowledged by the City when the General Plan EIR was adopted in 2010. Therefore, the proposed project does not exceed the level of development that is planned for in the General Plan. Lastly, it is important to point out that CEQA does not require formal responses to comments on an initial study/mitigated negative declaration, only that the Lead Agency consider the comments received (CEQA Guidelines 15074(b)).

Conclusion: The project conforms to the policies of the City's General Plan and meets the development standards of the Municipal Code and Specific Plan with the exception of the 2% increase in floor area. Furthermore, the project is a permitted use in the Commercial Industrial Business Park (CIBP) zone and is consistent with the development intensity of surrounding properties.

FISCAL IMPACT

None.

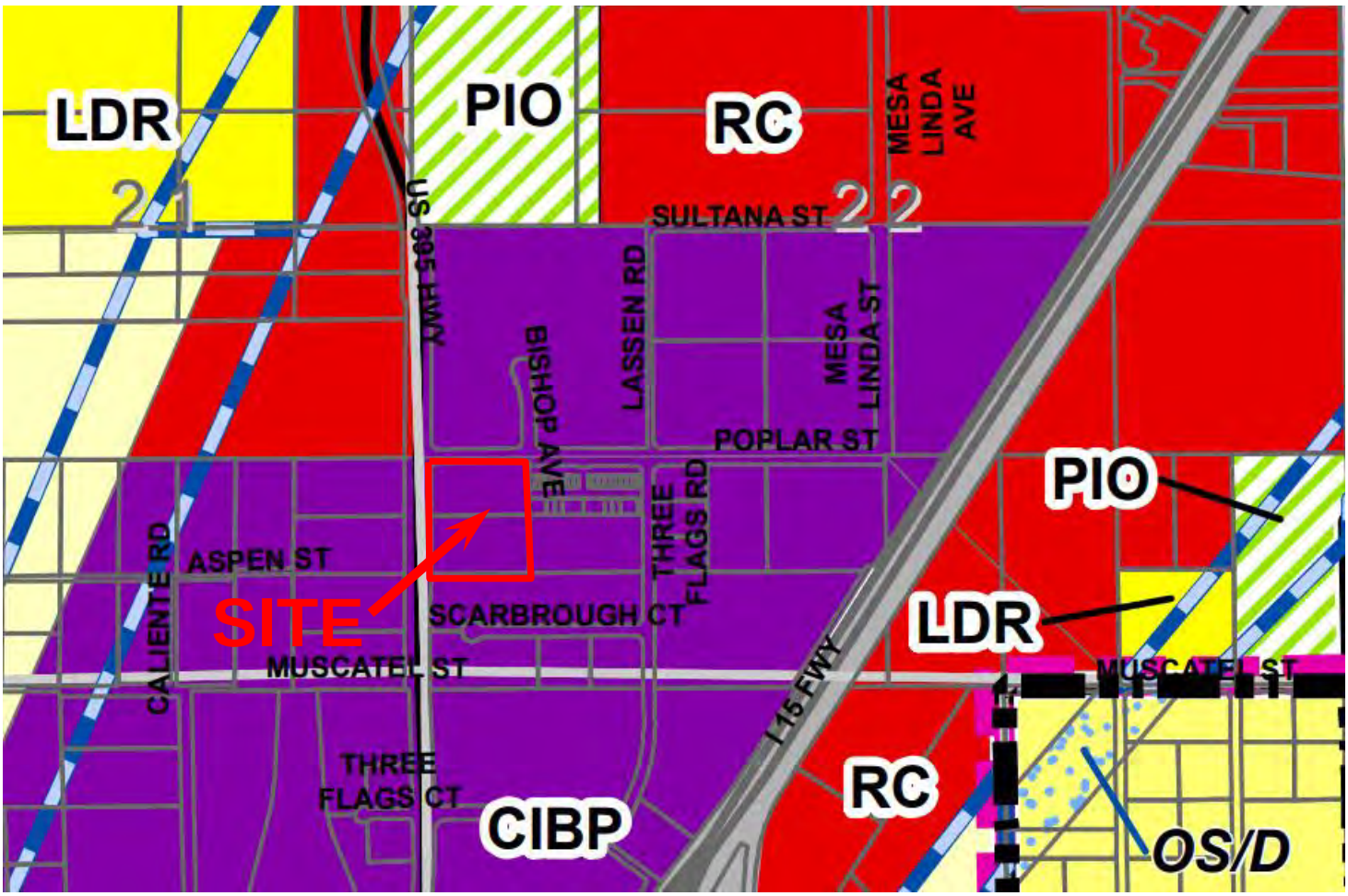
ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Main Street and Freeway Corridor Specific Plan
2. Aerial photo
3. Site Plan
4. Manufacturing building elevations
5. Administration building elevations
6. Storage building elevations
7. Negative Declaration ND19-00006 and its initial study
8. Comment letters received
9. Resolution No. PC-2020-08 (VAR20-00008)
10. Resolution No. PC-2020-09, including conditions of approval (SPR19-00015)

ATTACHMENT 1



APPLICANT(S): 395 LLC	**FILE NO(S):** SPR19-00015 & VAR20-00001
LOCATION: SOUTHEAST CORNER OF HIGHWAY 395 AND POPLAR STREET	**APN(S):** 3064-591-01 & 03
PROPOSAL: CONSIDERATION OF SITE PLAN REVIEW SPR19-00015 TO CONSTRUCT A 123,132 SQUARE FOOT MANUFACTURING, A 19,600 SQUARE FOOT STORAGE BUILDING, AND A 8,865 SQUARE FOOT OFFICE BUILDING IN CONJUNCTION WITH VARIANCE VAR20-00001 TO EXCEED THE MAXIMUM FLOOR AREA RATIO LIMITATION	N

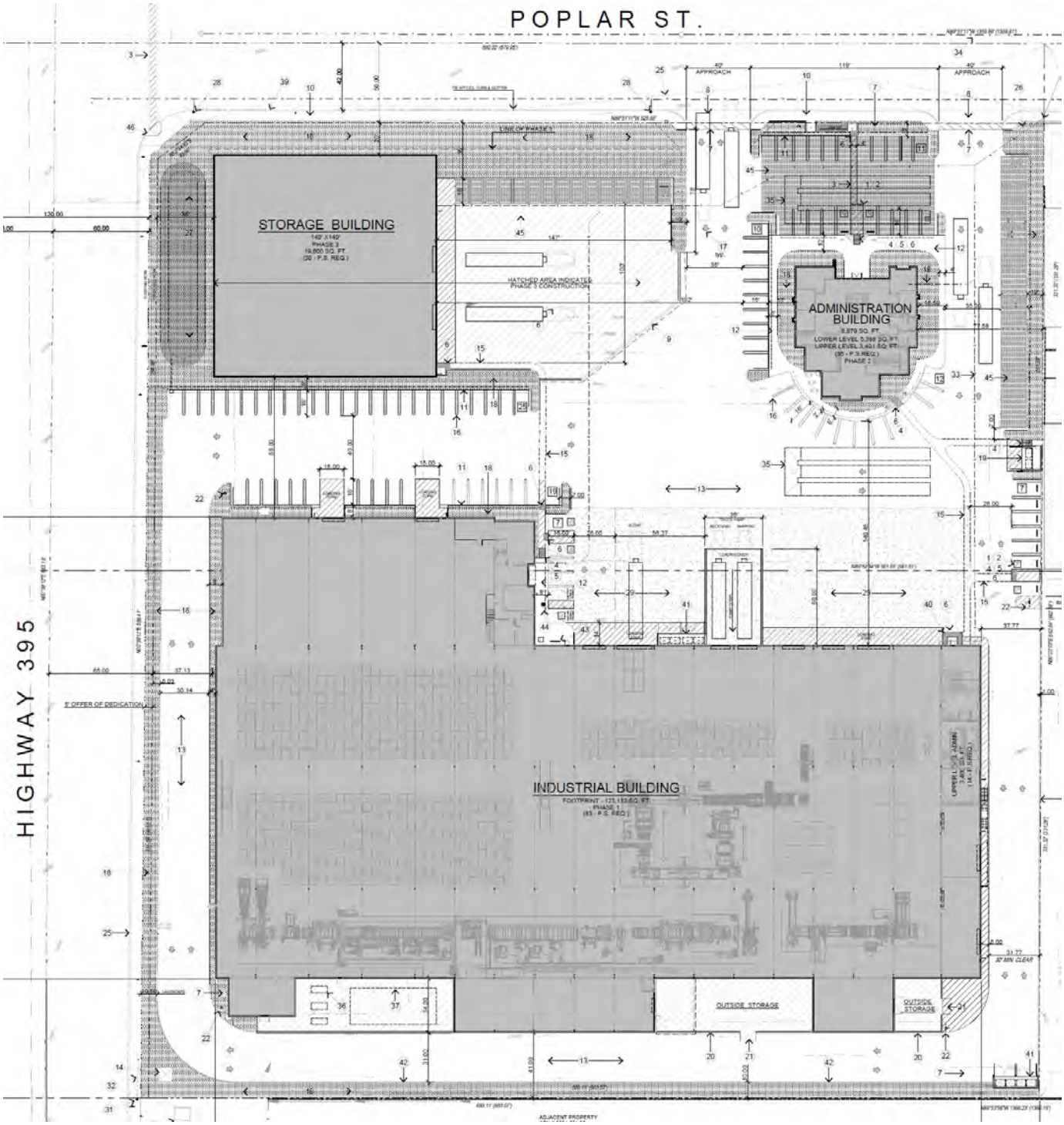
MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN

ATTACHMENT 2

APPLICANT(S): 395 LLC	**FILE NO(S):** SPR19-00015 & VAR20-00001
LOCATION: SOUTHEAST CORNER OF HIGHWAY 395 AND POPLAR STREET	**APN(S):** 3064-591-01 & 03
PROPOSAL: CONSIDERATION OF SITE PLAN REVIEW SPR19-00015 TO CONSTRUCT A 123,132 SQUARE FOOT MANUFACTURING, A 19,600 SQUARE FOOT STORAGE BUILDING, AND A 8,865 SQUARE FOOT OFFICE BUILDING IN CONJUNCTION WITH VARIANCE VAR20-00001 TO EXCEED THE MAXIMUM FLOOR AREA RATIO LIMITATION	**N**

AERIAL PHOTO

ATTACHMENT 3



APPLICANT(S):
395 LLC

FILE NO(S): SPR19-00015 & VAR20-00001

LOCATION:
SOUTHEAST CORNER OF HIGHWAY 395 AND POPLAR STREET

APN(S):
3064-591-01 & 03

PROPOSAL:
CONSIDERATION OF SITE PLAN REVIEW SPR19-00015 TO CONSTRUCT A 123,132 SQUARE FOOT MANUFACTURING, A 19,600 SQUARE FOOT STORAGE BUILDING, AND A 8,865 SQUARE FOOT OFFICE BUILDING IN CONJUNCTION WITH VARIANCE VAR20-00001 TO EXCEED THE MAXIMUM FLOOR AREA RATIO LIMITATION

N

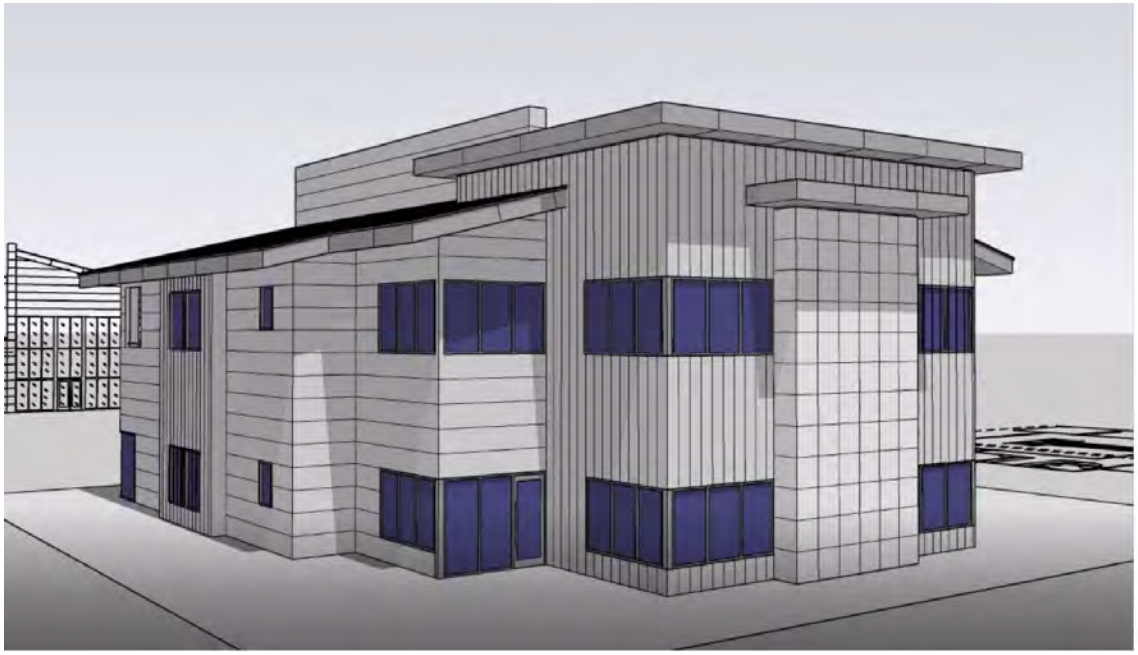
SITE PLAN

ATTACHMENT 4

APPLICANT(S): 395 LLC	**FILE NO(S):** SPR19-00015 & VAR20-00001
LOCATION: SOUTHEAST CORNER OF HIGHWAY 395 AND POPLAR STREET	**APN(S):** 3064-591-01 & 03
PROPOSAL: CONSIDERATION OF SITE PLAN REVIEW SPR19-00015 TO CONSTRUCT A 123,132 SQUARE FOOT MANUFACTURING, A 19,600 SQUARE FOOT STORAGE BUILDING, AND A 8,865 SQUARE FOOT OFFICE BUILDING IN CONJUNCTION WITH VARIANCE VAR20-00001 TO EXCEED THE MAXIMUM FLOOR AREA RATIO LIMITATION	N

MANUFACTURING BUILDING ELEVATIONS

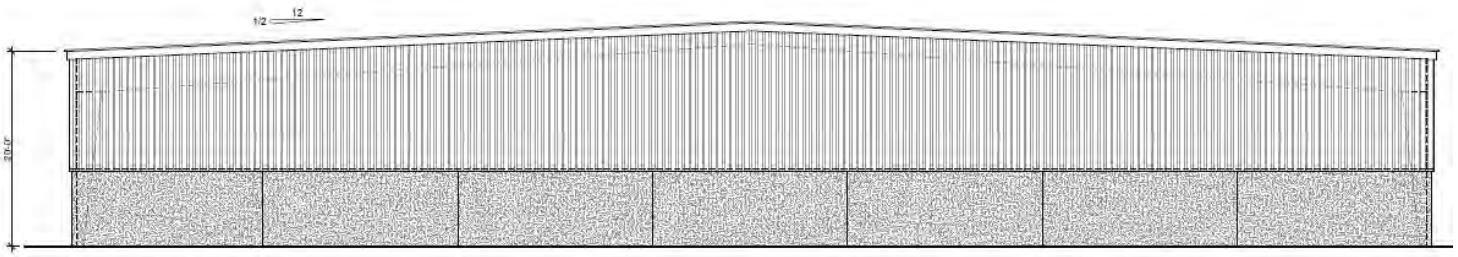
ATTACHMENT 5



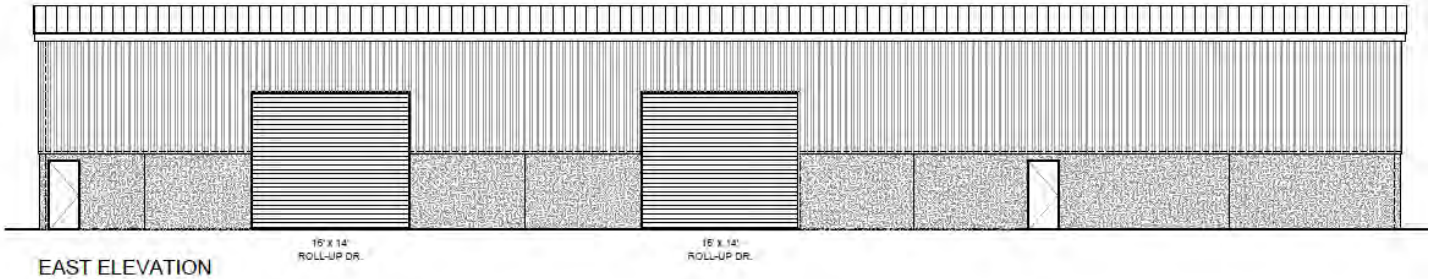
APPLICANT(S): 395 LLC	**FILE NO(S):** SPR19-00015 & VAR20-00001
LOCATION: SOUTHEAST CORNER OF HIGHWAY 395 AND POPLAR STREET	**APN(S):** 3064-591-01 & 03
PROPOSAL: CONSIDERATION OF SITE PLAN REVIEW SPR19-00015 TO CONSTRUCT A 123,132 SQUARE FOOT MANUFACTURING, A 19,600 SQUARE FOOT STORAGE BUILDING, AND A 8,865 SQUARE FOOT OFFICE BUILDING IN CONJUNCTION WITH VARIANCE VAR20-00001 TO EXCEED THE MAXIMUM FLOOR AREA RATIO LIMITATION	N

ADMINISTRATION BUILDING ELEVATIONS

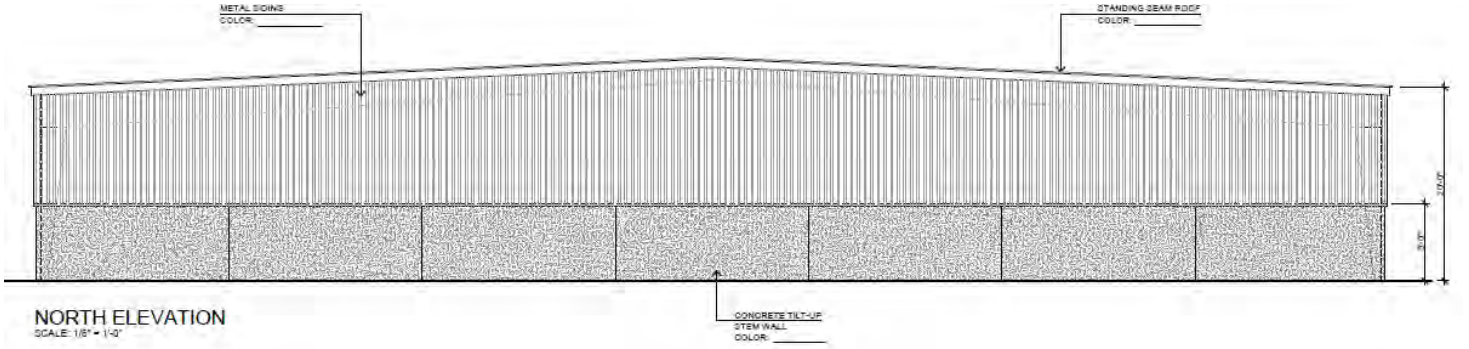
ATTACHMENT 6



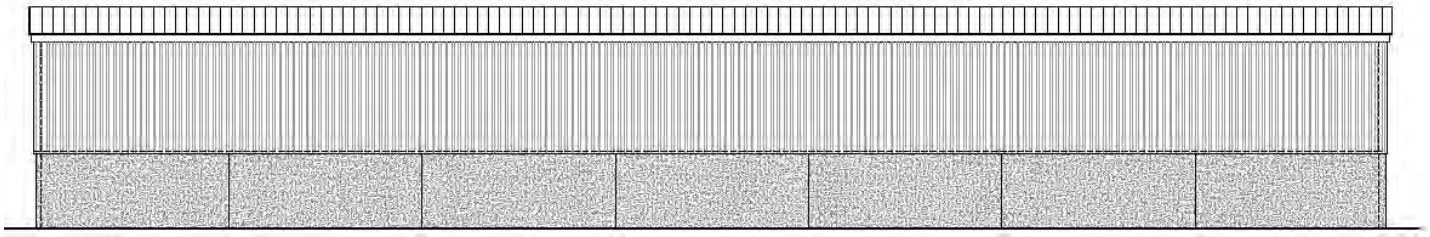
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

APPLICANT(S): 395 LLC	**FILE NO(S):** SPR19-00015 & VAR20-00001
LOCATION: SOUTHEAST CORNER OF HIGHWAY 395 AND POPLAR STREET	**APN(S):** 3064-591-01 & 03
PROPOSAL: CONSIDERATION OF SITE PLAN REVIEW SPR19-00015 TO CONSTRUCT A 123,132 SQUARE FOOT MANUFACTURING, A 19,600 SQUARE FOOT STORAGE BUILDING, AND A 8,865 SQUARE FOOT OFFICE BUILDING IN CONJUNCTION WITH VARIANCE VAR20-00001 TO EXCEED THE MAXIMUM FLOOR AREA RATIO LIMITATION	N

STORAGE BUILDING ELEVATIONS

CITY OF HESPERIA PLANNING DIVISION
9700 Seventh Avenue, Hesperia, California 92345
(760) 947-1224 FAX (760) 947-1221

PROPOSED NEGATIVE DECLARATION ND-2019-06
Preparation Date: February 5, 2020; revised May 11, 2020

Name or Title of Project: Site Plan Review SPR19-00015

Location: At the southeast corner of Highway 395 and Popular Street and encompasses all or portions of APNs 3064-591-01 & 03

Entity or Person Undertaking Project: Steeno Design Studio, 11774 Hesperia Road #B1, Hesperia, CA 92345

Background: An Initial Study/Mitigated Negative Declaration was previously prepared for the project and was circulated for a 30-day public review period from February 10, 2020 through March 11, 2020. After the public review period ended, the applicant modified the project to include a 19,600 square foot storage building on a portion of the site that was previously proposed as undeveloped. The applicant also submitted a revised hydrology study to account for the new building. Therefore, as a result of the changes to the project, as well as comments received during the public review, the City has chosen to revise portions of the IS/MND and re-circulate a revised IS/MND in order to offer the public an opportunity to fully review the proposed changes.

Differences between the previously circulated IS/MND and the revised version include the following changes:

- Revised the project description to include a 19,600 square foot storage building that was not previously analyzed;
- Revised the project description to include a variance as a part of the project because the modified project will exceed the maximum floor area ratio;
- Included a revised site plan exhibit (Attachment 2);
- Expanded and modified the discussion of biological resources and added new mitigation measures;
- Expanded and modified the discussion of hydrology/water quality resources;
- The hydrology study was updated and it is now included as an attachment to the IS/MND.

Description of project:
The proposed project consists of the construction of a 123,132 square foot manufacturing/industrial building, a 19,600 square foot storage building, and an 8,865 square foot office building along with paved parking areas, drive aisles, landscaping, and curb, gutter and sidewalk improvements.

The project site is located on approximately 9.5 gross acres and is zoned Commercial Industrial Business Park (CIBP) within the Main Street and Freeway Corridor Specific Plan (MSFCSP). The proposed project will be constructed in three phases; the 123,132 square foot industrial building will be constructed first, followed by the 8,865 square foot office administration building, and then the 19,600 square foot storage building. Access to the site is proposed from two separate drive approaches on Popular Street (see Figure 1)

In addition, the project proposes a variance to exceed the maximum floor area ratio (FAR) that is allowed in the MSFCSP. The CIBP zone allows a maximum F.A.R of 0.35 (based on gross acres) and the project proposes a 0.37 F.A.R.

Statement of Findings: The Planning Commission has reviewed the Initial Study for this proposed project and has found that there are no significant adverse environmental impacts to either the man-made or physical environmental setting with inclusion of the following mitigation measures and does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

Mitigation Measures:

1. Prior to the issuance of a grading permit, a pre-construction burrowing owl clearance survey must be conducted in accordance with the *Staff Report on Burrowing Owl Mitigation, State of California Natural Resource Agency, Department of ish and Game, May ,* by a qualified biologist within 30 days prior to the beginning of project construction to determine if the project site contains suitable burrowing owl habitat and to avoid any potential impacts to the species. The surveys shall include 100 percent coverage of the project site. If the survey reveals that no burrowing owls are present, no additional actions related to this measure are required. If occupied burrows are found within the development footprint during the pre-construction clearance surveys, **Mitigation Measure 2** shall apply.
2. If occupied burrows are found within the development footprint during the pre-construction clearance survey, site-specific buffer zones shall be established by the qualified biologist through consultation with the California Department of Fish and Wildlife (CDFW). The buffer zones may vary depending on burrow location and burrowing owl sensitivity to human activity, and no construction activity shall occur within a buffer zone(s) until appropriate minimization and avoidance measures are determined through consultation with the CDFW.
3. If project activities are planned during the bird nesting season (February 1 to August 31), a nesting bird survey shall be conducted within three days (72 hours) prior to any ground-disturbing activities, including, but not limited to clearing, grubbing, and/or rough grading, to ensure birds protected under the Migratory Bird Treaty Act (MBTA) are not disturbed by on-site activities. Any such survey(s) shall be conducted by a qualified biologist. If no active nests are found, no additional actions related to this measure are required. If active nests are found, the nest locations shall be mapped by the biologist. The nesting bird species shall be documented and, to the degree feasible, the nesting stage (e.g., incubation of eggs, feeding of young, near fledging) determined. Based on the species present and surrounding habitat, a no-disturbance buffer shall be established around each active nest. The buffer shall be identified by a qualified biologist and confirmed by the City. No construction or ground disturbance activities shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the City and construction supervisor that activities may resume.
4. Prior to the issuance of a grading permit, a pre-construction survey for Mohave Ground Squirrel following the Mohave Ground Squirrel Survey Guidelines, or most recent version, shall be performed by a qualified biologist. The pre-construction survey shall cover the project site and a 50-foot buffer zone. Should Mohave ground squirrel presence be confirmed during the survey, the project applicant shall obtain an incidental take permit for Mohave ground squirrel prior to the start of construction.
5. No more then 30 days prior to the issuance of a grading permit, a qualified biologist shall conduct pre-construction surveys for desert tortoise as described in the most recent United States Fish and Wildlife Service Desert Tortoise (Mojave Population) Field Manual. The pre-construction survey shall cover the project site and a 50-foot buffer zone. Should desert tortoise presence be confirmed during the survey, the Project applicant shall obtain an incidental take permit for Desert Tortoise prior to the start of construction.
6. 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.

7. In the event that Native American 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, San Manuel Band of Mission Indians will be contacted by the Lead Agency if any such find occurs and be provided, by the Lead Agency, the information collected by the archaeologist, and be permitted/invited to perform a site visit prior to treatment and disposition, so as to provide Tribal input.
8. If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, an SOI-qualified archaeologist shall be retained to develop an cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan, the drafts of which shall be provided to San Manuel Band of Mission Indians for review and comment.
    a. All in-field investigations, assessments, and/or data recovery enacted pursuant to the finalized Treatment Plan shall be monitored by a San Manuel Band of Mission Indians Tribal Participant(s).
    b. The Lead Agency and/or applicant shall, in good faith, consult with San Manuel Band of Mission Indians on the disposition and treatment of any artifacts or other cultural materials encountered during the project.
9. Formal acceptance of the traffic study is required by Caltrans and the City Engineer prior to City approval of the project. The applicant shall be required to implement all recommendations/improvements outlined in the project specific traffic study to the satisfaction of the City Engineer and/or Caltrans.

A copy of the Initial Study and other applicable documents used to support the proposed Mitigated Negative Declaration is available for review at the City of Hesperia Planning Department.

Public Review Period: May 12, 2020 through June 11, 2020.

Tentative Planning Commission Meeting: June 11, 2020.

Attest:

_____

RYAN LEONARD, AICP, SENIOR PLANNER

CIT OF HESPERIA INITIAL STUD
EN IRONMENTAL CHEC LIST FORM

PROJECT DESCRIPTION

1. **Pro ect Title:** Site Plan Review SPR19-00015

2. **Lead Agency Name:** City of Hesperia Planning Division
   Address: 9700 Seventh Avenue, Hesperia, CA 92345.

3. **Contact Person:** Ryan Leonard, AICP, Senior Planner
   Phone number: (760) 947-1651.

4. **Pro ect Location:** On the southeast corner of Highway 395 and Popular Street (APNs: 3064-591-01 & 03).

5. **Pro ect Sponsor:** Steeno Design Studio
   Address: 11774 Hesperia Road, #B1, Hesperia CA, 92345

6. **General Plan oning:** The site is within the Commercial Industrial Business Park (CIBP) Zone of the Main Street and Freeway Corridor Specific Plan.

7. **Introduction:**

   An Initial Study/Mitigated Negative Declaration was previously prepared for the proposed project and was circulated for a 30-day public review period from February 10, 2020 through March 11, 2020. Copies of the document were distributed to the State Clearinghouse. Regional agencies, local agencies, and interested organizations and individuals were also notified that the IS/MND was available for review. Comment letters on the IS/MND were received from two State agencies (Department of Water Resources and Department of Fish and Wildlife) as well as from the San Manuel Band of Mission Indians.

   After the public review period ended, the applicant modified the project to include a 19,600 square foot storage building on a portion of the site that was previously proposed as undeveloped. The applicant also submitted a revised hydrology study to account for the new building. Therefore, as a result of the changes to the project, as well as comments received during the public review, the City has chosen to revise portions of the IS/MND and re-circulate this revised version in order to offer the public an opportunity to fully review the proposed changes.

   Differences between the previously circulated IS/MND and the revised version include the following changes:
   - Revised the project description to include a 19,600 square foot storage building that was not previously analyzed;
   - Revised the project description to include a variance as a part of the project because the modified project will exceed the maximum floor area ratio;
   - Included a revised site plan exhibit (Attachment 2);
   - Expanded and modified the discussion of biological resources and added new mitigation measures;
   - Expanded and modified the discussion of hydrology/water quality resources;
   - The hydrology study was updated and it is now included as an attachment to the IS/MND.

8. **Description of pro ect:**
   The proposed project consists of the construction of a 123,132 square foot

manufacturing/industrial building, a 19,600 square foot storage building, and an 8,865 square foot office building along with paved parking areas, drive aisles, landscaping, and curb, gutter and sidewalk improvements.

The project site is located on approximately 9.5 gross acres and is zoned Commercial Industrial Business Park (CIBP) within the Main Street and Freeway Corridor Specific Plan (MSFCSP). The proposed project will be constructed in three phases; the 123,132 square foot industrial building will be constructed first, followed by the 8,865 square foot office administration building, and then the 19,600 square foot storage building. Access to the site is proposed from two separate drive approaches on Popular Street (see Figure 1)

In addition, the project proposes a variance to exceed the maximum floor area ratio (FAR) that is allowed in the MSFCSP. The CIBP zone allows a maximum F.A.R of 0.35 (based on gross acres) and the project proposes a 0.37 F.A.R.

9. **Surrounding land uses and setting:** (Briefly describe the project's surroundings.) The subject property is vacant. The properties to the south and east of the site are built with industrial uses. The properties to the north, on the opposite side of Popular Street are vacant. Highway 395 is to the west of the site. The surrounding properties are also within the CIBP Zone of the Main Street and Freeway Corridor Specific Plan.

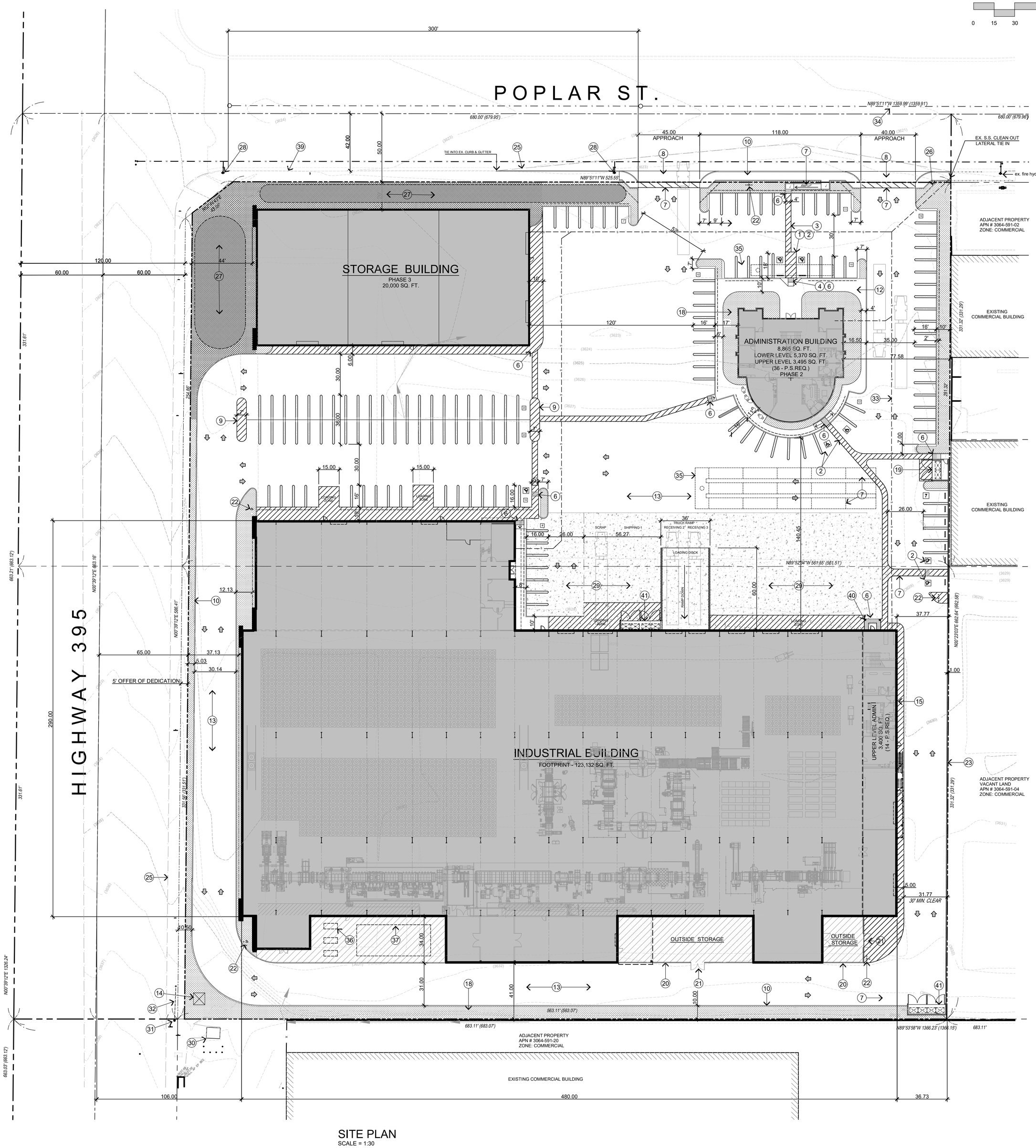
10. **Other public agency whose approval is re uired** (e.g., permits, financing approval, or participation agreement.) The City is expected to use this IS/MND in consideration of the proposed project and associated actions. These actions may include, but are not limited to, the following:

    - Site Plan Review pursuant to Article II of the Hesperia Municipal Code.
    - Variance pursuant to Article VI of the Hesperia Municipal Code.
    - Construction permits, grading permits, and building permits.

    The following approvals from other regulatory agencies may also be required:

    - State Water Resources Control Board (SWRCB): Notice of Intent to comply with the General Construction Activity National Pollutant Discharge Elimination System (NPDES) Permit.
    - CALTRANS: Encroachment permit
    - Utility Providers: Connection permits.

Attachment A- Pro ect Location



SITE PLAN
SCALE = 1:30

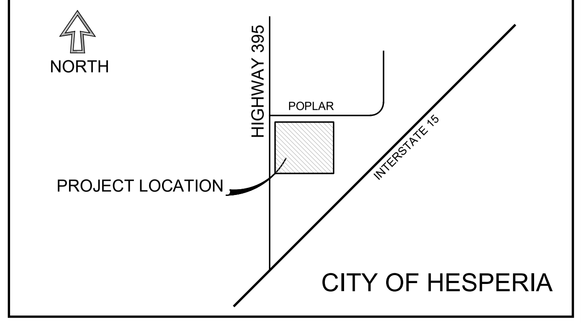
KEYED NOTES

1. VAN ACCESSIBLE PARKING SPACE
2. ACCESSIBILITY STALL EMBLEM PAINTED AS SHOWN
3. 48" WIDE ACCESSIBILITY ACCESS W/ BLUE STRIPES
4. A.D.A. RAMP NOT TO EXCEED 5% SLOPE IN DIRECTION OF RUN AND 2% MAX CROSS SLOPE
5. WARNING SIGNAGE REGARDING UNAUTHORIZED USE OF DISABLED PARKING SPACES
6. TRUNCATED DOMES, 36" DEPTH x WIDTH OF RAMP
7. 48" MIN. WIDE CONC. ADA RAMP W/ LANDINGS
8. CITY APPROVED CONC. DRIVE APPROACH
9. PAINT STRIPPED ISLANDS
10. 6" WIDE CONC. CURB & GUTTER W/ 6' SIDEWALK PER CITY STANDARDS
11. 6" WIDE CONCRETE CURB. W/ 2' PARKING NOSE OVER
12. 4" THK. CONC. WALKWAY
13. PROPOSED A.C. PAVING SEE SOILS REPORT FOR SPECS.
14. EDISON TRANSFORMER
15. STRIPPED WALKING PATH
16. PAINTED PARKING HAIRPIN STRIPE
17. TRAFFIC FLOW DIRECTIONAL ARROWS PAINTED ON PAVING AS SHOWN ON PLAN
18. LANDSCAPED AREA SEE LANDSCAPE PLANS
19. 6' HI. ACCESSIBLE TRASH ENCLOSURE W/ COVER
20. 8' HIGH CHAIN LINK FENCE
21. 8' HIGH GATES
22. ONSITE FIRE HYDRANT W/ BOLLARDS
23. 5' HIGH PARTIAL RETAINING WALL
24. LANDSCAPED AREA PLANTED ON FUTURE PARCEL 'A' SEE LANDSCAPE PLANS
25. EDGE OF EX. A/C BERM
26. LINE OF CLEAR SIGHT TRIANGLE TYPICAL AT EACH SIDE OF APPROACHES
27. VEGITATED SWALE (CROSS HATCHED)
28. EXISTING FIRE HYDRANT TO BE PROTECTED IN PLACE
29. CONCRETE PAVING TRUCK TURNING AREA
30. EXISTING NEIGHBORS ELECTRIC TRANSFORMER
31. EXISTING POWER POLE # 2264247E
32. EX. GUY WIRE
33. 6" SANITARY SEWER SLOPED 1/4" PER FOOT TO CITY SEWER
34. POINT OF CONNECTION TO EXISTING CITY SEWER (INVERT DEPTH 14 ± FEET)
35. STORMTECH RETENTION BASIN
36. BACKUP GENERATOR WITH 2-250 GAL PROPANE TANKS
37. REGENERATIVE THERMAL OXIDIZER (RTO)
38. EXISTING FIRE HYDRANT
39. EXISTING CONCRETE CURB & GUTTER TO REMAIN
40. 8" DIA. BOLLARDS TYP. OF 2
41. CARDBOARD DUMPSTER ENCLOSURE 6' HI, NO COVER FORKLIFT LOADED

UNLIMITED BLDG HEIGHT AREA 2016 CBC EXEMPTION

503.1.1 SPECIAL INDUSTRIAL OCCUPANCIES. BUILDINGS AND STRUCTURES DESIGNED TO HOUSE SPECIAL INDUSTRIAL PROCESSES THAT REQUIRE LARGE AREAS AND UNUSUAL BUILDING HEIGHTS TO ACCOMMODATE CRANEWAYS OR SPECIAL MACHINERY AND EQUIPMENT, INCLUDING, AMONG OTHERS, ROLLING MILLS; STRUCTURAL METAL FABRICATION SHOPS AND FOUNDRIES; OR THE PRODUCTION AND DISTRIBUTION OF ELECTRIC, GAS OR STEAM POWER, SHALL BE EXEMPT FROM THE BUILDING HEIGHT, NUMBER OF STORIES AND BUILDING AREA LIMITATIONS SPECIFIED IN SECTIONS 504 AND 506.

VICINITY MAP



PROJECT DATA

APPLICATION TYPE:	CUP
ZONE:	I
OCCUPANCY'S:	F-1 & B
CONSTRUCTION TYPE:	2B
STORIES:	2
FIRE SPRINKLERS:	YES

APPLICANT / OWNER:
395 LLC
5855 HOOPER AVE
LOS ANGELES CA 90001
(760) 473-7812

ARCHITECT / REPRESENTATIVE:
STEENO DESIGN STUDIO, INC.
ARCHITECT: TOM STEENO
11774 HESPERIA RD. SUITE B-1
PH: 760.244.5001 FX: 760.244.1948

SCOPE OF WORK

A [2] STORY ADMINISTRATION BUILDING, AN INDUSTRIAL BUILDING AND STORAGE BUILDING ARE PROPOSED ONSITE TO BE CONSTRUCTED WITH ALL OF THE ONSITE AND OFFSITE IMPROVEMENTS FOR THIS INDUSTRIAL / COMMERCIAL DEVELOPMENT. REFER TO THE SITE PLAN FOR THE BUILDING AREAS AND PARKING REQUIREMENT COMPLIANCE. THE INDUSTRIAL BUILDING WILL CONTAIN A CRANE WAY TO FACILITATE THE FABRICATION PROCESS DESCRIBED IN THE LETTER OF INTENT .

SITE DATA

A.P.N:
0364-591-03

LEGAL DESCRIPTION:
PER COMMONWEALTH LAND TITLE COMPANY PRELIMINARY TITLE REPORT, FILE NO.: 09182799, DATED OCTOBER 30, 2018 AT 7:30 AM
EXHIBIT "A"

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCELS 1 AND 3 OF PARCEL MAP NO. 3055, IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 27, PAGE 76 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. PARCEL 1 IS NOT A PART

SITE AREA

AREA		SQ. FOOTAGE
GROSS LAND AREA	(PRIOR ROAD DEDICATIONS) 9.597 ACRES	355,340 S.F.
NET LAND AREA	(AFTER ROAD DEDICATIONS) 7.89 ACRES	343,773 S.F.

PROPOSED LAND AREA & COVERAGE

AREA	SQ. FOOTAGE	% COVERAGE
INDUSTRIAL BUILDING AREA (TOTAL)	123,132	35.8
GEN. / R.T.O. / INSIDE PAINT / OUTSIDE PAINT	7,680	2.2
ADMINISTRATION BUILDING AREA (FOOTPRINT)	5,370	1.6
STORAGE BUILDING AREA (FOOTPRINT)	20,000	5.8
CONC. HARDSCAPE & CURBING & A/C PAVEMENT	159,701	46.5
LANDSCAPED AREA	27,890	8.1
TOTAL NET LAND AREA COVERAGE =	343,773 SF	100.00
LANDSCAPED AREA (BEYOND PROPERTY LINE)	139	NOT A PART

PARKING DATA

REQUIRED PARKING PER G.F.A.:

AREA	RATIO	S.F.	# SPACES
INDUSTRIAL BUILDING	0.40:1000 + 20	123,132	69
INDUSTRIAL UPPER LEVEL ADMIN.	1:250	3,400	14
ADMINISTRATION BUILDING	1:250	8,865	36
STORAGE BUILDING	0.40:1000 + 20	20,000	28
		TOTAL REQUIRED	147

PROVIDED PARKING:
9'x18' STANDARD PARKING STALLS = 149 SPACES
INCLUDES (6) 9'x18' ACCESSIBLE PARKING STALLS
TOTAL PROVIDED 149 SPACES

BUILDING DATA

BUILDING	S.F.		OCCUPANCY
INDUSTRIAL BUILDING - PHASE 1			
MAIN FLOOR	123,312		F = 62
UPPER LEVEL ADMIN.	3,394		B = 17
TOTAL	126,706		
ADMINISTRATION BUILDING - PHASE 2			
LOWER LEVEL	5,370		B = 27
UPPER LEVEL	3,495		B = 18
TOTAL	8,865		
STORAGE BUILDING - PHASE 3			
STORAGE BUILDING PHASE 3	20,000		B = 27
TOTALS =	155,571 S.F.		129 OCCUP.

- OPERATING HOURS MAY VARY AS REQUIRED BY TENANTS
- OCCUPANT LOAD BASED ON TABLE 1004.1.2 OF THE 2016 CBC. AND BUILDING SQUARE FOOTAGE.

HESPERIA UTILITIES

WATER (PROPOSED):
HESPERIA WATER DISTRICT
9393 SANTA FE AVE.
HESPERIA, CA 92345
(760) 947-1400

TELEPHONE (PROPOSED):
VERIZON
15168 LA PAZ ROAD
VICTORVILLE, CA 92392
(800) 772-5153

GAS (PROPOSED):
SOUTHWEST GAS CO.
13471 MARIPOSA ROAD
VICTORVILLE CA. 92392
(760) 951-4055

ELECTRIC (PROPOSED):
SOUTHERN CALIFORNIA EDISON CO.
12353 HESPERIA RD.
VICTORVILLE, CA 92392
(760) 951-3237

DISPOSAL:
ADVANCED DISPOSAL INC.
17105 MESA RD.
HESPERIA, CA 92345

SEWER:
HESPERIA WATER DISTRICT
9393 SANTA FE AVE.
HESPERIA, CA 92345
(760) 947-1400

STEENO DESIGN STUDIO INC.
ARCHITECTURE ◆ DESIGN ◆ PLANNING
11774 HESPERIA RD. SUITE B-1 HESPERIA, CA 92345
PHONE(760) 244-5001◆FAX(760) 244-1948
www.steenodesign.com

DATE FINISHED
DECEMBER 2019

REVISIONS
JANUARY 2020
FEBRUARY 10, 2020
FEBRUARY 12, 2020

LICENSED ARCHITECT THOMAS R. STEENO C-26448 REN. 2/28/21 STATE OF CALIFORNIA

OCM
OLD COUNTRY MILLWORK INC.

PROJECT: INDUSTRIAL PROJECT
395 LLC
CONTACT INFO:
PROJECT ADDRESS:
NORTH EAST OF SITE: HIGHWAY 395
HESPERIA, CA 92345
A.P.N. 3064-591-03

JOB NO.
COM19-G05

SHEET NAME:
SITE PLAN

PAGE
A-0

EN IRONMENTAL FACTORS POTENTIALL AFFECTED:
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

DETERMINATION: (Completed by the Lead Agency)
On the basis of this initial evaluation:

		"De minimis"
	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
X	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 the 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 project, nothing further is required.	

Signature Date

Ryan Leonard, AICP, Senior Planner, Hesperia Planning Division

E ALUATION OF EN IRONMENTAL IMPACTS:

1. A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
    a. Earlier Analysis Used. Identify and state where they are available for review.
    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting information sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
    a. The significance criteria or threshold, if any, used to evaluate each question; and
    b. The mitigation measure identified, if any, to reduce the impact to less than significance.

I. AESTHETICS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista **1 2** ?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway **1 2** ?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings **1, 2, 3 4**			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area **5** ?			X	

Comments.
The subject property is vacant. The properties to the south and east of the site are built with industrial uses. The properties to the north, on the opposite side of Popular Street are vacant and the properties to the west, on the opposite side of Highway 395 are vacent. **1 2** . The Ore Grande wash is located to the east of the site, but does not traverse thru the site.

The City contains many scenic views of the Mojave Desert, the Mojave River, the San Bernardino and San Gabriel mountains, as well as of the Summit Valley area. The GPUEIR addressed the scenic vistas and focuses on preservation of natural open space to protect sensitive environments and specific amenities like washes, bluffs, Joshua tree forests and juniper woodlands **3** . As previously mentioned, the Ore Grande wash is located to the east of the site, but does not traverse thru the site. However given the existing land uses nearby and the site's proximity to Popular Street and U. S. Highway 395, its development will not substantially degrade the existing visual character or quality of the site and its surroundings. Further, a state scenic highway does not traverse the City **2** . State Highways 138 and 173 are eligible for being designated scenic highways within the southern portion of the City. The project site is not in proximity to this area. In addition, the City does not contain any registered historic buildings.

In addition, the development meets the development standards of the Specific Plan **5** , which limit building height and provide for minimum yard, maximum floor area ratio and architectural standards. Although industrial development will produce additional light and glare, any light or glare produced would be subject to Title 16 regulations which requires that all exterior lighting fixtures to be hooded and directed downward to minimize light and glare impacts on neighboring properties **1 5** . Consequently, development of the site will not substantially degrade the existing visual character or quality of the site and its surroundings. As such, development of the project would have a less than significant impact upon aesthetics.

II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and State 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 Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use **2** ?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract **, 9 10** ?				X
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)) **10** ?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use **1, 10 11** ?				X
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 **1, 9 10** ?				X

Comments.

The project site is not presently, nor does it have the appearance of previous agricultural uses. The soil at this location is classified by the U.S. Soil Conservation Service as *Hesperia loamy fine sand, two to five percent slopes.* These soils are limited by high soil blowing hazard, high water intake rate, low available water capacity, and low fertility **12** . Further, the proximity of commercial and industrial uses does not make this site viable for agriculture. The U.S. Department of Agriculture, Soil Conservation Service (SCS) Soil Survey of San Bernardino County California Mojave River Area states that "Urban and built-up land and water areas cannot be considered prime farmland..." The project site does not contain any known agricultural activities or any known unique agricultural soils. Based on the lack of designated agricultural soils on the project site, it is concluded that the project will not result in significant adverse impacts to agriculture or significant agricultural soils. The project is located within an urbanized area which, according to the SCS, is not considered prime farmland. Further, the site is not within the area designated by the State of California as "unique farmland." The City contains few sites currently in agricultural use and only two properties within a Williamson Act contract. The proposed project will not change the zoning of any properties designated as prime or unique farmland and will not negate any Williamson Act contract, as the site is currently within the Commercial Industrial Business Park (CIBP) Zone of the Main Street and Freeway Corridor Specific Plan **10** . The site was also evaluated for past agricultural uses. There is no record of past agricultural activities on the site. Therefore, this project will not have an impact upon agricultural resources.

The City and its Sphere Of Influence (SOI) is located within the Mojave bioregion, primarily within the urban and desert land use classes **13** . The southernmost portions of the City and SOI contain a narrow distribution of land within the shrub and conifer woodland bioregions. These bioregions do not contain sufficient forest land for viable timber production and are ranked as low priority landscapes **14** . The project site is located in the northwest portion of the City within the U.S. Highway 395/I-15 corridor **1** . During the nineteenth century, juniper wood from Hesperia was harvested for use in fueling bakery kilns. Use of juniper wood was discontinued when oil replaced wood in the early twentieth century **11** . Local timber production has not occurred since that time. Therefore, this project will not have an impact upon forest land or timberland.

III. AIR UALIT . Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan **15, 16 17** ?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation **15, 16 17** ?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors) **15, 16 17** ?			X	
d) Expose sensitive receptors to substandard pollutant concentrations **2, 15 16** ?			X	
e) Create objectionable odors affecting a substantial number of people **1, 2, 15 16** ?				X

Comments.
The General Plan Update and its Environmental Impact Report (EIR) address the impact of build-out in accordance with the Land Use Plan, with emphasis upon the impact upon sensitive receptors **15 16** . Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality. Sensitive receptors typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate. These population groups are generally more sensitive to poor air quality. The closest sensitive receptors are the occupants of the rural, large lot single-family residences located approximately 4,000 feet to the west of the site **1** .

The Mojave Desert Air Quality Management District (MDAQMD) has published a number of studies that demonstrate that the Mojave Desert Air Basin (MDAB) can be brought into attainment for particulate matter and ozone, if the South Coast Air Basin (SCAB) achieves attainment under its adopted Air Quality Management Plan. The High Desert and most of the remainder of the desert has been in compliance with the federal particulate standards for the past 15 years **15** . The ability of MDAQMD to comply with ozone ambient air quality standards will depend upon the ability of SCAQMD to bring the ozone concentrations and precursor emissions into compliance with ambient air quality standards since these pollutants are entering the High Desert region through the Cajon Pass **15 16** .

All uses identified within the Hesperia General Plan are classified as area sources by the MDAQMD **17** . Programs have been established in the Air Quality Attainment Plan which address emissions

caused by area sources. Both short-term (construction) emissions and the long-term (operational) emissions associated with the development were considered. Short-term airborne emissions will occur during the construction phase related to site preparation, land clearance, grading, excavation, and building construction; which will result in fugitive dust emissions. Also, equipment emissions, associated with the use of construction equipment during site preparation and construction activities, will generate emissions. Construction activities generally do not have the potential to generate a substantial amount of odors. The primary source of odors associated with construction activities are generated from the combustion petroleum products by equipment. However, such odors are part of the ambient odor environment of urban areas. In addition, the contractor will be required to obtain all pertinent operating permits from the Mojave Desert Air Quality Management District (MDAQMD) for any equipment requiring AQMD permits.

The General Plan Update identifies large areas where future residential, commercial, industrial, and institutional development will occur. The General Plan Update Environmental Impact Report (GPUEIR) analyzed the impact to air quality upon build-out of the General Plan. Based upon this analysis, the City Council adopted a finding of a Statement of Overriding Considerations dealing with air quality impacts **7** . As part of the GPUEIR, the impact of industrial development to the maximum allowable intensity permitted by the Land Use Plan was analyzed. The impact of the proposed project does not meet any threshold which requires air quality analysis or mitigation under the Air Quality Attainment Plan. The projected number of vehicles trips and turning movements associated with this project is analyzed within Section XV. Transportation/Traffic. Although the proposed development will increase traffic in the area it will not result in the creation of an unacceptable level of service (LOS). Therefore approval of this project will not result in a significant impact upon air quality.

I . BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service **10 21** ?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service **1, 10 23** ?			X	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means **1, 10 23** ?				X
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 **1 10** ?		X		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance **10 19** ?			X	

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 **10, 21 23** ?			X	

Comments.
A Biological Resources Assessment was performed for the Site by RCA Associates, Inc. on September 17, 2019. The Biological Resources Assessment was conducted to determine the presence of the desert tortoise, Mohave ground squirrel, burrowing owl, yellow warbler, short-joint beavertail, coast horned lizard, coopers hawk, palid bat, long-eared owl, white pygmy-poppy, booth's evening-primrose, Mojave tui chub, LeConte's thrasher, grey vireo, and other threatened/endangered species **20** . The biological report states that none of these nor any other threatened or endangered species inhabit the site.

As a part of the Biological Assessment, a habitat assessment for Burrowing Owl was performed to determine if the site supports suitable habitat for the species. No owls or owl signs were seen on the property during the survey and no suitable burrows were observed. Although the burrowing owl was determined to be absent from the site, the burrowing owl is a mobile species and may subsequently occupy the site. Therefore, a pre-construction burrowing owl survey is required accordance with mitigation measure 1 and 2.

According to the Biological Resources Assessment the site supports suitable habitat for the Coopers hawk and palid bad although none were observed during the field surveys. Therefore, a pre-construction survey for nesting/migratory birds will be required in accordance with **Mitigation Measure 3**.

The project site is located within the known distribution of the Mohave Ground Squirrels, and the nearest document observation is about 3-miles to the north of the site. However, there are no recent observations of the Mojave ground squirrel and none were observed during the field survey. Nevertheless, a mitigation measure requiring a Mojave ground squirrel survey prior to project construction is required (mitigation measure 4).

The site is located within documented desert tortoise habitat, with the nearest documented sighting approximately 4 miles southwest of the property. While no tortoises were observed on the property during the field survey, a mitigation measure requiring a Desert tortoise survey prior to project construction is required (mitigation measure 5).

A protected plant plan was prepared as part of the biological report. According to the protected plant plan, no jurisdictional areas or riparian vegetation exist on the site or in the adjacent habitats. In addition, the California Desert Native Plant Act was passed in 1981 to protect non-listed California desert native plants from unlawful harvesting on both public and privately-owned lands. According to the protected plant plan, the project site does not contain any of the types of native desert plants which are protected under the City of Hesperia Desert Native Plant Protection Ordnance, which includes all Joshua Trees. It should be noted that the site has been previously graded, a minimal vegetation exists on the site.

The project site is not within the boundary of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The General Plan Background Technical Report identifies two sensitive vegetation communities. These vegetation communities, the Southern Sycamore Alder Woodland and Mojave Riparian Forest communities, exist

within the Tapestry Specific Plan and vicinity **21** . The project site is located approximately six miles to the northwest within a developed portion of the City. Consequently, approval of the proposed project will not have an impact upon biological resources, subject to the recommended mitigation measures.

. CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 **24** **26** ?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 **24** **26** ?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature **24** ?				X
d) Disturb any human remains, including those interred outside of formal cemeteries **27** ?				X

Comments.

A Historical/Archaeological Resources Survey Report was prepared for the project by CRM Tech on October 2, 2019 **2** . The purpose of the study is to identify any cultural resources within or adjacent to the project area and assist the City in determining whether such resources meet the official definition of "historical resources" or as provided in the California Public Resources Code, in particular CEQA. After a thorough field investigation, no buildings, structures, objects, sites, features, or artifacts or prehistoric or historic origin were found. The records search indicates that the entire project area lies within the previously established boundaries of Site 36-010288, a historic-period site known as the former John E. Dufton Homestead (circa 1890s-1910s) which recorded in 2000-2015 and determined not to be eligible for the California Register of Historical Resources.

Furthermore, the historical background searched revealed that no features associated with the 160-acre homestead were present at the project location during the historic period., and the entire project area was leveled and graded between 2006 and 2009. During the field survey, no features or artifacts associated with Site 36-010288 were found. The Archaeological Survey Report found that "no historical resources exist within or adjacent to the project area." Even though the Archeological Survey Report did not recommend any mitigation measures, there is a possibility that resources may exist below the surface. Therefore, a mitigation measure is listed on page 26, which will be imposed should any cultural resources be unearthed during construction.

Since this project is not exempt from the California Environmental Quality Act (CEQA), and the proposed project requires that Native American tribes be contacted as per AB52, the City will send a letter giving all interested tribes the opportunity to consult pursuant to Section 21080.3.1 of the California Public Resources Code (AB 52). The City will also notify the tribes in writing of the Planning Commission and City Council meeting dates. In the event that human remains are discovered during grading activities, grading shall cease until the County Coroner has made the necessary findings in accordance with the California Environmental Quality Act (CEQA) **27** . Should the Coroner determine that the remains are Native American, the Native American Heritage Commission (NAHC) shall be contacted and the remains shall be handled in accordance with Public Resources Code Section 5097.98. Consequently, this project is not expected to have an impact upon cultural resources.

I. GEOLOG AND SOILS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42 **29, 30 31** .				X
ii) Strong seismic ground shaking **32 33** ?			X	
iii) Seismic-related ground failure, including liquefaction **12 32** ?				X
iv) Landslides **32** ?				X
b) Result in substantial soil erosion or the loss of topsoil **12** ?			X	
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 **12 32** ?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property **12** ?				X
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 **12** ?				X

Comments.
The project site contains generally flat topography with slopes of two to five percent. No large hills or mountains are located within the project site. The state geologist has identified (zoned) several faults in California for which additional geologic studies are required. According to Exhibit SF-1 of the General Plan Safety Element, no active faults are known or suspected to occur adjacent to or within the project site or within its vicinity and the site is not within an Alquist-Priolo Special Studies Zone or Earthquake Fault Zone **29** . The City and Sphere of Influence (SOI) is near several major faults, including the San Andreas, North Frontal, Cleghorn, Cucamonga, Helendale, and San Jacinto faults **29 30** . The nearest fault to the site is the North Frontal fault, located approximately five miles to the east of the City.

The Alquist-Priolo Earthquake Fault Zoning Act prohibits structures designed for human occupancy within 500 feet of a major active fault and 200 to 300 feet from minor active faults **34** . The project site is not located in an Alquist-Priolo Earthquake Fault Zone or within 500 feet of a fault **29 30** . Further, the soil at this site does not have the potential for landslides, lateral spreading, subsidence, liquefaction, or collapse **12** .

The soil at this location is identified as Hesperia loamy fine sand, two to five percent slopes **12** . This soil is limited by high soil blowing hazard, high water intake rate, and moderate to high available water capacity. The site's shallow slope and moderately rapid permeability negates the potential for soil instability.

Because the project disturbs more than one acre of land area, the project is required to file a Notice of

Intent (NOI) and obtain a general construction National Pollution Discharge Elimination System (NPDES) permit prior to the start of land disturbance activities. Issuance of these permits requires preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) which specifies the Best Management Practices (BMP) that will be implemented to prevent construction pollutants from contacting stormwater. Obtaining the NPDES and implementing the SWPPP is required by the State Water Resources Control Board (WRCB) and the California Regional Water Quality Control Board (RWQCB). These are mandatory and NPDES and SWPPP have been deemed adequate by these agencies to mitigate potential impacts.

As a function of obtaining a building final, the proposed development will be built in compliance with the Hesperia Municipal Code **6** and the Building Code **77** , which ensures that the structures will adequately resist the forces of an earthquake. In addition, prior to issuance of a grading permit, a soil study is required, which shall be used to determine the load bearing capacity of the native soil. Should the load bearing capacity be determined to be inadequate, compaction or other means of improving the load bearing capacity shall be performed in accordance with all development codes to assure that all structures will not be negatively affected by the soil. Consequently, the impact upon geology and soils associated with the proposed development is considered less than significant.

II. GREENHOUSE GAS EMISSIONS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment **35** ?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases **35, 36 37** ?			X	

Comments.
Assembly Bill 32 requires the California Air Resources Board (CARB) to develop regulations and market mechanisms that will ultimately reduce California's greenhouse gas emissions to 1990 levels by 2020. In addition, Senate Bill 97 requires that all local agencies analyze the impact of greenhouse gases under CEQA and task the Office of Planning and Research (OPR) to develop CEQA guidelines “for the mitigation of greenhouse gas emissions or the effects of greenhouse gas emissions…”

On April 13, 2009, OPR submitted to the Secretary for Natural Resources its proposed amendments to the state CEQA Guidelines for greenhouse gas emissions, as required by Senate Bill 97 (Chapter 185, 2007). The Natural Resources Agency forwarded the adopted amendments and the entire rulemaking file to the Office of Administrative Law (OAL) on December 31, 2009. On February 16, 2010, OAL approved the Amendments, which became effective on March 18, 2010 **37** . This initial study has incorporated these March 18, 2010 Amendments.

Lead agencies may use the environmental documentation of a previously adopted Plan to determine that a project’s incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with the requirements of the Plan or mitigation program under specified circumstances. As part of the General Plan Update, the City adopted a Climate Action Plan (CAP) **35** . The CAP provides policies along with implementation and monitoring which will enable the City of Hesperia to reduce greenhouse emissions 28 percent below business as usual by 2020, consistent with AB 32 **36** .

Development of the proposed project will not increase greenhouse gas (GHG) emissions beyond that analyzed within the GPUEIR. The additional job creation from this development will also reduce the number of residents commuting to other communities for work, reducing vehicle miles traveled and resulting in additional GHG reductions. All buildings will be equipped with energy efficient mechanical systems for heating and cooling. That, in combination with use of dual pane glass and insulation meeting current Building Code regulations **77** will cause a reduction in GHG emissions from use of less efficient systems, resulting in additional community emission reduction credits. The building size is below the allowable floor area ratio.

Although the proposed use will result in an additional number of vehicle trips, it will not exceed the maximum allowable Floor Area Ratio allowed by the Neighborhood Commercial (NC) District of the Specific Plan. The GPUEIR analyzed the impact to air quality upon build-out of the General Plan at this intensity. Based upon this analysis, the City Council adopted a finding of a Statement of Overriding Considerations dealing with air quality impacts **7** . As part of the General Plan Update Environmental Impact Report (GPUEIR), the impact of commercial development to the maximum allowable density permitted by the Land Use Plan was analyzed. The intensity of the proposed project is 0.37 and the CIBP Zone allows a maximum FAR of 0.35. The applicant is proposing a Variance in order to allow for a 2% increase in the maximum floor area ratio and to allow an additional 8,821 square feet of gross floor area. The additional 8,821 square feet of floor area was incorporated into the proposed storage building which would not generate any additional trips. In addition, this project does not meet any threshold which requires air quality analysis or mitigation under the Air Quality Attainment Plan **17** . Therefore, the proposed development does not exceed the level of development anticipated by the GPUEIR. Consequently, the impact upon GHG emissions associated with the proposed project is less than significant.

III. HA ARDS AND HA ARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials **2 3** ?			X	
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 **2 3** ?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school **2** ?				X
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 create a significant hazard to the public or the environment **2** ?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area **39** ?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area **39** ?				X

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan **40** ?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands **41** ?				X

Comments.
During operation the project will include the routine transport and storage of a few hazardous wastes, comprising mainly materials used in metal fabrication and painting custom coils and sheets of aluminum steel. All flammables will be transported on trucks with placards identifying the type of hazardous materials being shipped and the drivers are required to carry "detailed material data sheets," allowing emergency responders the ability to quickly assess the hazard in the event of an incident **3** . These regulations have reduced the potential for release of hazardous substances to a significant level.

Prior to storing paint materials or any other hazardous materials, a Hazardous Materials Business Plan (HMBP) shall be approved **3** , which shall be subject to review and approval by the San Bernardino County Fire Department. These materials shall be stored and transported/disposed of in accordance with the HMBP and shall be included as a condition of approval by the County Fire Department for the project. Although these issues pose a potential health risk, compliance with the HMBP will reduce the possibility of an accidental release to an acceptable level.

The project site is not listed in any of the following hazardous sites database systems, so it is unlikely that hazardous materials exist on-site:

- National Priorities List www.epa.gov/superfund/sites/query/basic.htm. List of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States. There are no known National Priorities List sites in the City of Hesperia.
- Site Mitigation and Brownfields Reuse Program Database www.dtsc.ca.gov/database/Calsites/Index.cfm. This database (also known as CalSites) identifies sites that have known contamination or sites that may have reason for further investigation. There are no known Site Mitigation and Brownfields Reuse Program sites in the City of Hesperia.
- Resource Conservation and Recovery Information System www.epa.gov/enviro/html/rcris/rcris_query_java.html. Resource Conservation and Recovery Information System is a national program management and inventory system of hazardous waste handlers. There are 53 Resource Conservation and Recovery Act facilities in the City of Hesperia, however, the project site is not a listed site.
- Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) (http://cfpub.epa.gov/supercpad/cursites/srchsites.cfm). This database contains information on hazardous waste sites, potentially hazardous waste sites, and remedial activities across the nation. There is one Superfund site in the City of Hesperia, however, the project site is not located within or adjacent to the Superfund site.
- Solid Waste Information System (SWIS) (http://www.ciwmb.ca.gov/SWIS/Search.asp). The SWIS database contains information on solid waste facilities, operations, and disposal sites throughout the State of California. There are three solid waste facilities in the City of Hesperia, however the project site is not listed.
- Leaking Underground Fuel Tanks (LUFT)/ Spills, Leaks, Investigations and Cleanups (SLIC) (http://geotracker.waterboards.ca.gov/search/). This site tracks regulatory data about underground fuel tanks, fuel pipelines, and public drinking water supplies. There are fourteen

LUFT sites in the City of Hesperia, six of which are closed cases. The project site is not listed as a LUFT site and there are no SLIC sites in the City of Hesperia.

- There are no known Formerly Used Defense Sites within the limits of the City of Hesperia. Formerly Used Defense Sites http://hq.environmental.usace.army.mil/programs/fuds/fudsinv/fudsinv.html.

The site is 1.12 miles from the nearest school (Mission Crest Elementary School) at 13065 Muscatel Avenue **1** . Any use which includes hazardous waste as part of its operations is prohibited within 500 feet of a school **1** . Consequently, HMBP compliance will provide sufficient safeguards to prevent health effects. The project will not pose a significant health threat to any existing or proposed schools.

The proposed project will not conflict with air traffic nor emergency evacuation plans. The site is approximately 7 miles north of the Hesperia Airport, and is not within a restricted use zone associated with air operations **39** . Consequently, implementation of the project will not cause safety hazards to air operations. The site is also not along a designated emergency evacuation route or near a potential emergency shelter **40** and will not interfere with emergency evacuation plans.

The project's potential for exposing people and property to fire and other hazards was also examined. The site is located within an urbanized area and is not in an area susceptible to wildland fires. The southernmost and westernmost portions of the City are at risk, due primarily to proximity to the San Bernardino National Forest **41** **42** . All new structures associated with this project will be constructed to the latest building standards including applicable fire codes. Consequently, approval of the proposed project will not have any impact upon or be affected by hazards and hazardous materials.

I . H DROLOG AND ATER UALIT . Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements **43** **44** ?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted) **45** **46** ?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site **47** ?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site **5** **47** ?			X	
e) 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 **4** ?			X	
f) Otherwise substantially degrade water quality **4** ?			X	

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map **2, 41, 49 50** ?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows **2, 41 50** ?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam **2, 10 50** ?				X
j) Inundation by seiche, tsunami, or mudflow **41** ?				X

Comments.
Development of the site will disturb more than one-acre of land area. Consequently, the project will be required to file a Notice of Intent (NOI) and obtain a general construction National Pollution Discharge Elimination System (NPDES) permit prior to land disturbance **52** . Issuance of a Storm Water Pollution Prevention Plan (SWPPP) will also be required, which specifies the Best Management Practices (BMP) that will be implemented to prevent construction pollutants from contacting storm water **52** . Obtaining the NPDES and implementing the SWPPP is required by the State Water Resources Control Board (WRCB) and the California Regional Water Quality Control Board (RWQCB). These are mandatory and NPDES and SWPPP have been deemed adequate by these agencies to mitigate potential impacts to water quality during project construction.

A Hydrology Study/Preliminary Drainage Report was prepared for the project by DRC Engineering, Inc. on April 3, 2020. As indicated in the Hydrology Study, the site is currently comprised of 7.89 acres of undeveloped land. The site is mostly barren with graded pads and has minimal vegetation. Presently the site drains in the northwest direction towards the corner of Highway 395 and Popular Street. The following table summarizes the existing conditions for the 10-year and 100-year flow rates.

Table 1- E isting Storm ater Summary Table

Area	10-year flowrate	100-year flowrate
A [1]	0.72 CFS	1.38 CFS
B [2]	2.70 CFS	5.18 CFS
C [3]	6.37 CFS	12.27 CFS

[1] 0.5 acres located in the northwest portion of the site where the 19,600 sq. ft. storage building is located.
[2] 2.1 acres located in the northern portion of the site where the 8,865 sq. ft. administration/office building and parking are located.
[3] 5.2 acres located in the southern portion of the site where the 123,132 sq. ft. industrial building is located

Development of the site will result in approximately 308,405 square feet of impervious area. The site runoff from paved areas will sheet flow towards the curb and gutter system where it will be intercepted by catch basins and discharged further into the 96'' perforated pipe underground infiltration chambers through the storm drain system. The underground system will be located at the north and south side of the office administration building. The underground infiltration system will allow adequate infiltration into the surrounding soil and attenuate the peak flows to the pre-developed condition. In the event of a larger system the excess flow from the infiltration system will be discharged onto Popular Street from a bubbler system located at the northeast corner of the site. Below is the hydrology summary table of the entire site in the post development condition after being routed through the proposed detention systems.

Table 2- Proposed Storm ater Summary Table-Post Detention

Area	10-year flowrate	100-year flowrate
A [1]	0.56 CFS	1.17 CFS

B [2]	2.70 CFS	4.37 CFS
C [3]	6.30 CFS	8.79 CFS

The proposed underground detention/infiltration system will be sized to reduce the proposed 100-year storm flow rate to below the existing 100-year peak flowrate. Proposed flows will be discharged through the curb face along Poplar Street at or below existing flow rates for the site. Due to this, the site will not pose any downstream flood dangers to any downstream drainage facilities or properties **47** .

The site is not within a Flood Zone, based upon the latest Flood Insurance Rate Maps **50** . The City is downstream of three dams. These are the Mojave Forks, Cedar Springs, and Lake Arrowhead Dams. In the event of a catastrophic failure of one or more of the dams, the project site would not be inundated by floodwater **51** . The areas most affected by a dam failure are located in the low lying areas of southern Rancho Las Flores, most of the Antelope Valley Wash, and properties near the Mojave River.

The City of Hesperia is located just north of the Cajon Pass at an elevation of over 2,500 feet above sea level, which is over 60 miles from the Pacific Ocean. As such, the City is not under threat of a tsunami, otherwise known as a seismic sea wave **53** . Similarly, the potential for a seiche to occur is remote, given the limited number of large water bodies within the City and its sphere. The subject property exhibits a between a two and five percent slope. In addition, the water table is significantly more than 50 feet from the surface. The area north of Summit Valley contains steep slopes which have the potential to become unstable during storm events **54** . Therefore, the mechanisms necessary to create a mudflow; a steep hillside with groundwater near the surface, does not exist at this location.

The Mojave Water Agency (MWA) has adopted a regional water management plan for the Mojave River basin. The Plan references a physical solution that forms part of the Judgment in City of Barstow, et. al. vs. City of Adelanto, et. al., Riverside Superior Court Case No. 208548, an adjudication of water rights in the Mojave River Basin Area (Judgment). Pursuant to the Judgment and its physical solution, the overdraft in the Mojave River Basin is addressed, in part, by creating financial mechanisms to import necessary supplemental water supplies. The MWA has obligated itself under the Judgment "to secure supplemental water as necessary to fully implement the provisions of this Judgment." Based upon this information the project will not have a significant impact on water resources not already addressed in the Judgment or the City's Urban Water Management Plan (UWMP) adopted in 1998. Furthermore, a letter dated May 21, 1997 from the MWA's legal counsel confirmed for the City that the physical solution stipulated to by the Hesperia Water District provides the mechanism to import additional water supplies into the basin **55** .

The Hesperia Water District (HWD) is the water purveyor for the City. The UWMP indicates that the City is currently using available water supply, which is projected to match demand beyond the year 2030 **46** . The HWD has maintained a water surplus through purchase of water transfers, allocations carried over from previous years, and recharge efforts. Therefore, the impact upon hydrology and water quality associated with the proposed project is considered less than significant.

. LAND USE AND PLANNING. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact

a) Physically divide an established community **1** ?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect **10** ?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan **23** ?				X

Comments.
The site is currently vacant and within an existing area with industrial related land uses and is consistent with the proposed Commercial Industrial Business Park (CIBO) zoning **1** . This project is in conformity with the existing zoning as well as the adjacent area and will therefore not physically divide an established community.

The project site is not within the boundary of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The General Plan Background Technical Report identifies two sensitive vegetation communities. These vegetation communities, the Southern Sycamore Alder Woodland and Mojave Riparian Forest community, exist within the Tapestry Specific Plan and vicinity **23** . The project site is located approximately 5 miles northwest of this specific plan within the developed portion of the City. Therefore, the proposed project would have a less than significant impact upon land use and planning.

I. MINERAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state **55** ?				X
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 **55** ?				X

Comments.
According to data in the Conservation Element of the City's General Plan, no naturally occurring important mineral resources occur within the project site **55** . Known mineral resources within the City and sphere include sand and gravel, which are prevalent within wash areas and active stream channels. Sand and gravel is common within the Victor Valley. The project contain does not contain a wash and/or unique mineral resources. Consequently, the proposed project would not have an impact upon mineral resources.

II. NOISE. Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies **1, 2 56** ?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels **56 57** ?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project **55 59** ?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project **59** ?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels **10 60** ?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels **10 60** ?				X

Comments.
Approval of the proposed project will result in both construction noise and operational noise, mostly associated with trucks and vehicular traffic to and from the site. According to the General Plan, the majority of noise sources within the City are mobile sources, which include motor vehicles and aircraft **57**. Freeways, major arterials, railroads, airports, industrial, commercial, and other human activities contribute to noise levels. Noises associated with this type of project will be mostly from traffic caused by arriving and departing vehicles, especially semi-trucks (employees, customers, vehicle service, and deliveries).

Construction noise levels associated with any future construction activities will be slightly higher than the existing ambient noise levels in the vicinity of the project site. Noise generated by construction equipment, including trucks, graders, backhoes, well drilling equipment, bull-dozers, concrete mixers and portable generators can reach high levels and is typically one of the sources for the highest potential noise impact of a project. However, the construction noise would subside once construction is completed. The proposed project must adhere to the requirements of the City of Hesperia Noise Ordinance **5** . The Noise Ordinance contains an exemption from the noise level regulations during grading and construction activities occurring between 7:00 A.M. and 7:00 P.M., Monday through Saturday, except federal holidays.

The project site will be subjected to higher levels of noise, due to its proximity to Popular Street and U.S. Highway 395. However, industrial uses are not sensitive to noise and may be subjected to up to 70 dB (A) all day and night **5 59** . The project site currently receives 54 dB (A) from Popular Street. A noise level of 62 dB (A) is expected upon build-out in accordance with the General Plan, based upon a 50-foot distance from Popular Road **59** . Since industrial activities are not sensitive to excessive noise and vibration and U.S. Highway 395 is exempt from noise and vibration standards, the impact of noise and vibration upon the proposed use is not significant.

Certain activities particularly sensitive to noise include sleeping, studying, reading, leisure, and other activities requiring relaxation or concentration, which will not be impacted. Hospitals and convalescent homes, churches, libraries, and childcare facilities are also considered noise-sensitive uses as are residential and school uses. The nearest sensitive uses to the site are the occupants of the rural, large lot single-family residences located approximately 4,000 feet to the west of the site **1** . At this distance,

the proposed project will not pose any increase in the noise level in proximity to the residences.

Operation of the proposed project will create additional noise associated with operations as well as due to customer traffic. The General Plan Update Environmental Impact Report (GPUEIR) accounts for the usual traffic in this area caused by commercial activities. Popular Street is a Secondary Arterial roadway, which is designed to facilitate large volumes of traffic **55** . Although the use will generate an increase in vehicular traffic, the impact of noise from U.S. Highway 395 and Popular Street will have a greater impact than the proposed use. Therefore, noise mitigation is unnecessary.

The project site is approximately five miles north of the Hesperia Airport. At this distance, the project is not impacted by any safety zones associated with this private airport **60** . The project site is even farther from the Southern California Logistics Airport (SCLA) and the Apple Valley Airport and will not be affected by any safety zones for these airports.

The General Plan Update identifies areas where future residential, commercial, industrial, and institutional development will occur. The GPUEIR analyzed the noise impact upon build-out of the General Plan to the maximum allowable density permitted by the Land Use Plan. Based upon the analysis, the City Council adopted a finding of a Statement of Overriding Considerations dealing with noise impacts **7** . Inasmuch as this project is consistent with the adjacent land uses and Commercial Industrial Business Park (CIBP) District, the difference in noise impact is not significant.

III. POPULATION AND HOUSING. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure) **1** **2** ?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere **1** ?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere **1** ?				X

Comments.
The proposed project is consistent with the General Plan Land Use designation **10** . Establishment of the proposed manufacturing facilities will not create a direct increase in the demand for housing. Since the manufacturing business could employ approximately 60-75 persons, its indirect impact upon population growth is very small. As per the Transportation/Traffic Section, this project does not exceed the level of traffic which was analyzed as part of the General Plan Update Environmental Impact Report (GPUEIR) **62** . Further, the site is in close proximity to water and other utility systems **62** . As a result, development of the project would not require significant extension of major improvements. The site is vacant and is zoned to allow for development of industrial uses **1** **10** . Therefore, the project will not displace any existing housing, necessitating the construction of replacement housing elsewhere. Consequently, the proposed project will not have a significant impact upon population and housing.

I . PUBLIC SER ICES.	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services **63** :			X	
Fire protection? **63**			X	
Police protection? **63**			X	
Schools? **63**			X	
Parks? **63**			X	
Other public facilities? **63**			X	

Comments.
The proposed project will create an increase in demand for public services however, that increase is not significantly greater than that analyzed by the GPUEIR. The development will be connected to an existing 12-inch water line in Popular Street within the City's water system **62** . The proposed project will also be connected to an existing 8'' sewer line in Popular Street. Full street improvements comprised of curb, gutter, and sidewalk will be constructed along the project frontage as part of development of the project **2** . Additionally, development impact fees will be assessed at the time that building permits are issued for construction of the site **66** . These fees are designed to ensure that appropriate levels of capital resources will be available to serve future development. Therefore, the impact of the site plan review and Specific Plan Amendment upon public services is less than significant.

. RECREATION.	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated **2** ?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment **2** ?				X

Comments.
As evaluated previously, approval of the site plan review will induce population growth indirectly, as the facility will employ about 60-75 persons, most of whom reside within the High Desert. A modest demand for new employees will result from its development and the proposed use will not include any

recreational facilities **7** . Therefore, the proposed site plan review will have a small indirect impact upon recreation.

I. TRANSPORTATION TRAFFIC. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit **65 77** ?		X		
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways **66 67 77** ?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks **39 77** ?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) **1, 2 66 77** ?				X
e) Result in inadequate emergency access **2** ?				X
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities **6** ?				X

Comments.
The proposed project has frontage along Popular Street and U.S. Highway 395. Popular Street is designated as 80-foot wide Secondary Arterial. As part of development of this project, Popular Street will be constructed to City standards, including curb, gutter, and sidewalk across the project **76** . These improvements will not conflict with the Traffic Circulation Plan, nor will they be inconsistent with an ordinance or policy establishing measures of effectiveness for the performance of the circulation system. The City's General Plan includes a non-motorized transportation network **69** . Neither Popular Street nor U.S. Highway 395 is part of the Bikeway System Plan. The site is not adjacent to a bus route either. Therefore, a bus stop is not warranted at this location. Access to and within the site has been evaluated by both the City and the San Bernardino County Fire Department. Access to the site is planned from two full driveways on Popular Street.

The City's Circulation Plan is consistent with the Congestion Management Program (CMP) for San Bernardino County **67** . The CMP requires a minimum Level of Service (LOS) standard of "E." When a jurisdiction requires mitigation to a higher LOS, then the jurisdiction's standard takes precedence. The following implementation policies from the General Plan Circulation Element establish the LOS standard in the City.

Implementation Policy CI-2.1: Strive to achieve and maintain a LOS D or better on all roadways and intersections: LOS E during peak hours shall be considered

acceptable through freeway interchanges and major corridors (Bear Valley Road, Main Street/Phelan Road, Highway 395).

Therefore, any roadway segments and intersections operating at a LOS of E to F is considered deficient unless located on freeway interchanges and major corridors. Roadway segments and intersections located within freeway interchanges and major corridors operating at Level LOS of F are considered deficient.

In addition, Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities, however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than the appropriate target LOS, the existing MOE should be maintained.

The applicant provided a Traffic Impact Analysis by David Evans and Associates dated December 5, 2019 **7** . The TIA analyzes existing traffic conditions and project related impacts for the anticipated opening year 2020. The proposed project is expected to 742 primary daily trips, 107 primary trips during the AM peak and 97 primary trips during the PM peak hours.

Under existing conditions, all of the study intersections are currently operating at an acceptable level of service, with the exception of Highway 395 and Popular Street, which is currently operating at an LOS E during the AM peak hour and LOS F during the PM peak hour. The TIA recommends installing a left turn storage lane on the south leg of Highway 395. Implementation of the proposed project specific improvement would result in a LOS D during the AM and PM peak hour.

The TIA concludes that the proposed project will have minimal impacts that are specifically ca\used by the addition of traffic. However, the project will contribute to the cumulative increase in traffic, along with future ambient growth and other development in the area. The TIA recommends certain regional improvements in the area, which are to be completed by others as development occurs.

Due to the projects location, and Caltrans jurisdiction over Highway 395, Caltrans has been asked to review and approve the Traffic Study prior to the City's approval of the project. If required by Caltrans, or the City Engineer, project specific improvements and/or regional improvements may be required to reduce project related impacts (see mitigation measures on page 29).

The GPUEIR acknowledged that at build-out of the General Plan, traffic throughout the City would substantially increase. In the long term, the City will have to construct capital improvements consistent with the Circulation Element, including widening arterials and collectors to ultimate capacity, redesigning intersections to operate more efficient, and synchronize signals along major roadways. New developments in the City will continue to construct street improvements necessary to make their projects work, as well as pay traffic impact fees. Traffic impact fees will be collected as development occurs, which will help fund the Capital Improvement Program.

The GPUEIR recommends annual adoption of a Capital Improvement Program (CIP) and establishment of Development Impact Fees (DIF). Accordingly, the City adopts a CIP every year and has an established Traffic Impact Mitigation Fee Program as part of the Development Impact Fee to fund the construction of traffic improvements to maintain adequate levels of service. The Development Impact Fees are imposed on new development and collected as part of the building permit process. Any future developer will be required to pay all applicable City Development Impact Fees and fees will be used to fund the City's CIP.

The project is located approximately five miles from the Hesperia Airport and will not cause a change in air traffic patterns, nor an increase in traffic levels or location. The project site will also not impact the air traffic patterns for the Southern California Logistics Airport, nor the Apple Valley Airport.

The GPEIR analyzed development of this site to the maximum allowable commercial FAR and the maximum allowable residential density. The development of the proposed project is consistent with the planned land uses and intensity analzed in the GPEIR. Therefore, the impact of the proposed project upon transportation/ traffic will not exceed that which was analyzed by the GPEIR. Consequently, the impact of this project upon transportation/traffic is not significant with incorporation of mitigation.

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

Comments.
The questions related to impacts to tribal cultural resources required as part of Assembly Bill 52 approved by the Office of Administrative Law on September 27, 2016 were included in this checklist. All California Native American tribes that requested to be informed pursuant to Public Resources Code 21080.3.1(a) were notified prior to release of this environmental document. As of the date of preparation of this document, staff has not received a consultation request. An Archaeological Survey Report was prepared for the project by CRM Tech on October 2, 2019 **2** . After a thorough field investigation, no evidence of tribal cultural resources, historic resources, or prehistoric resources were observed during the field investigation **2** . Consequently, approval of the project will not have an impact upon cultural resources.

III. UTILITIES AND SER ICE S STEMS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board **70** ?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects **71** ?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects **47 66** ?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed **45 46** ?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments **72** ?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs **73 75** ?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste **75** ?				X

Comments.

The proposed project will increase the amount of wastewater. However, the additional amount is consistent with the amount that was considered as part of the GPUEIR. The development will be connected to the existing 12-inch water line in Popular Street within the City's water system **62** . The proposed project will also be connected to an existing 8'' sewer line in Popular Street. Therefore, water and sewage capacity will be sufficient for the use. As part of construction of the project, the City requires installation of an on-site retention facility which will retain any additional storm water created by the impervious surfaces developed as part of the project **76** . A drainage system will be installed on the northwest side of the property to prevent impacting downstream properties. Consequently, based upon a 100-year storm event, development of this project will not increase the amount of drainage impacting downstream properties beyond that which would occur prior to its development. Additionally, the retention facility will contain a filtration system preventing contamination of the environment.

The Mojave Water Agency (MWA) has adopted a regional water management plan for the Mojave River basin. The Plan references a physical solution that forms part of the Judgment in City of Barstow, et. al. vs. City of Adelanto, et. al., Riverside Superior Court Case No. 208548, an adjudication of water rights in the Mojave River Basin Area (Judgment). Pursuant to the Judgment and its physical solution, the overdraft in the Mojave River Basin is addressed, in part, by creating financial mechanisms to import necessary supplemental water supplies. The MWA has obligated itself under the Judgment "to secure supplemental water as necessary to fully implement the provisions of this Judgment." Based upon this information the project will not have a significant impact on water resources not already addressed in the Judgment or the City's Urban Water Management Plan (UWMP) adopted in 1998. Furthermore, in a letter dated May 21, 1997 from the MWA's legal counsel confirmed for the City that the physical solution stipulated to by the Hesperia Water District provides the mechanism to import additional water supplies into the basin **56** .

The Hesperia Water District (HWD) is the water purveyor for the City. The UWMP evidences that the City is currently using its available water supply and that supply is projected to match demand beyond the year 2030 **72** . The HWD has maintained a surplus water supply through purchase of water transfers, allocations carried over from previous years, and recharge efforts.

The City is in compliance with the California Integrated Waste Management Act of 1989, which requires that 50 percent of the solid waste within the City be recycled **75** . Currently, approximately 75 percent of the solid waste within the City is being recycled **73 74** . The waste disposal hauler for the City has increased the capacity of its Materials Recovery Facility (MRF) to 1,500 tons per day in order to accommodate future development. Therefore, the proposed project will not cause a significant negative impact upon utilities and service systems.

III. MANDATOR FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse affects on human beings, either directly or indirectly?				X

Comments.
Based upon the analysis in this initial study, a Mitigated Negative Declaration may be adopted. Development of this project will have a minor effect upon the environment. These impacts are only significant to the degree that mitigation measures are necessary.

I . EARLIER ANAL SES.
Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case a discussion identifies the following: The Certified General Plan Environmental Impact Report.
a) **Earlier analyses used.** Earlier analyses are identified and stated where they are available for review.
b) **Impacts ade uately addressed.** Effects from the above checklist that were identified to be within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards are noted with a statement whether such effects were addressed by mitigation measures based on the earlier analysis.
a) **Mitigation measures.** For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project are described.

The following mitigation measures are recommended as a function of this pro ect.

1. Prior to the issuance of a grading permit, a pre-construction burrowing owl clearance survey must be conducted in accordance with the *Staff Report on Burrowing Owl Mitigation, State of California Natural Resource Agency, Department of ish and Game, May ,* by a qualified biologist within 30 days prior to the beginning of project construction to determine if the project site contains suitable burrowing owl habitat and to avoid any potential impacts to the species. The surveys shall include 100 percent coverage of the project site. If the survey reveals that no burrowing owls are present, no additional actions related to this measure are required. If occupied burrows are found within the development footprint during the pre-construction clearance surveys, **Mitigation Measure 2** shall apply.
2. If occupied burrows are found within the development footprint during the pre-construction clearance survey, site-specific buffer zones shall be established by the qualified biologist through consultation with the California Department of Fish and Wildlife (CDFW). The buffer zones may vary depending on burrow location and burrowing owl sensitivity to human activity, and no construction activity shall occur within a buffer zone(s) until appropriate minimization and avoidance measures are determined through consultation with the CDFW.
3. If project activities are planned during the bird nesting season (February 1 to August 31), a nesting bird survey shall be conducted within three days (72 hours) prior to any ground-disturbing activities, including, but not limited to clearing, grubbing, and/or rough grading, to ensure birds protected under the Migratory Bird Treaty Act (MBTA) are not disturbed by on-site activities. Any such survey(s) shall be conducted by a qualified biologist. If no active nests are found, no additional actions related to this measure are required. If active nests are found, the nest locations shall be mapped by the biologist. The nesting bird species shall be documented and, to the degree feasible, the nesting stage (e.g., incubation of eggs, feeding of young, near fledging) determined. Based on the species present and surrounding habitat, a no-disturbance buffer shall be established around each active nest. The buffer shall be identified by a qualified biologist and confirmed by the City. No construction or ground disturbance activities shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the City and construction supervisor that activities may resume.
4. Prior to the issuance of a grading permit, a pre-construction survey for Mohave Ground Squirrel following the Mohave Ground Squirrel Survey Guidelines, or most recent version, shall be performed by a qualified biologist. The pre-construction survey shall cover the project site and a 50-foot buffer zone. Should Mohave ground squirrel presence be confirmed during the survey, the project applicant shall obtain an incidental take permit for Mohave ground squirrel prior to the start of construction.
5. No more then 30 days prior to the issuance of a grading permit, a qualified biologist shall conduct pre-construction surveys for desert tortoise as described in the most recent United States Fish and Wildlife Service Desert Tortoise (Mojave Population) Field Manual. The pre-construction survey shall cover the project site and a 50-foot buffer zone. Should desert tortoise presence be confirmed during the survey, the Project applicant shall obtain an incidental take permit for Desert Tortoise prior to the start of construction.
6. 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.

7. In the event that Native American 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, San Manuel Band of Mission Indians will be contacted by the Lead Agency if any such find occurs and be provided, by the Lead Agency, the information collected by the archaeologist, and be permitted/invited to perform a site visit prior to treatment and disposition, so as to provide Tribal input.
8. If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, an SOI-qualified archaeologist shall be retained to develop an cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan, the drafts of which shall be provided to San Manuel Band of Mission Indians for review and comment.
    a. All in-field investigations, assessments, and/or data recovery enacted pursuant to the finalized Treatment Plan shall be monitored by a San Manuel Band of Mission Indians Tribal Participant(s).
    b. The Lead Agency and/or applicant shall, in good faith, consult with San Manuel Band of Mission Indians on the disposition and treatment of any artifacts or other cultural materials encountered during the project.
9. Formal acceptance of the traffic study is required by Caltrans and the City Engineer prior to City approval of the project. The applicant shall be required to implement all recommendations/improvements outlined in the project specific traffic study to the satisfaction of the City Engineer and/or Caltrans.

Authority: Public Resources Code Sections 21103 and 21107.

REFERENCES

1	Aerial photos of the City of Hesperia taken in Spring 2019 and on-site field investigations conducted in January 2020.
2	SPR19-00015 applications and related materials.
3	Section 3 of the 2010 City of Hesperia General Plan Update Environmental Impact Report (GPUEIR), Page 3.1-7.
4	Section 3 of the 2010 City of Hesperia General Plan Update Environmental Impact Report (GPUEIR), Page 3.1-8.
5	Section H of Chapter 9 of the Main Street and Freeway Corridor Specific Plan, pages 204 thru 209.
6	Section 16.16.350 - Development standards of the Hesperia Municipal Code.
7	Resolution No. 2010-057, making the environmental findings pursuant to the California Environmental Quality Act, adopting a statement of overriding considerations, certifying the final environmental impact report, and adopting a mitigation monitoring and reporting plan adopting the 2010 Hesperia General Plan Update (GPA10-10185).
	Residential Designations within the Hesperia General Plan Land Use Element, Pages LU-29 thru LU-40.

9	Williamson Act map within Section 3 of the 2010 City of Hesperia General Plan Update Environmental Impact Report (GPUEIR), Exhibit 3.2-2.
10	Official Maps showing the General Plan Land Use and zoning of the City of Hesperia and its sphere of influence.
11	Conservation Element of the 2010 City of Hesperia General Plan Update, Page CN-34.
12	United States Soil Conservation Service Soil Survey of San Bernardino County, California, Mojave River Area Map 31 and Page 44.
13	2010 Fire and Resource Assessment Program (FRAP), prepared by the California Department of Forestry and Fire Protection, Figure 1.5.
14	2010 Fire and Resource Assessment Program (FRAP), prepared by the California Department of Forestry and Fire Protection, Figure 1.1.4.
15	Air Quality Section of the 2010 City of Hesperia General Plan Update, pages CN-47 thru CN-50.
16	Section 3.3 of the 2010 City of Hesperia General Plan Update Environmental Impact Report (GPUEIR), pages 3.3-1 thru 3.3-30.
17	Mojave Desert Air Quality Management District, Federal Particulate Matter (PM10) Attainment Plan, July 31, 1995.
1	California Health and Safety Code Section 25232 (b) (1) (A-E).
19	Chapter 16.24 of the City of Hesperia Municipal Code, Article II. Desert Native Plant Protection.
20	General Biological Resources Assessment for the site prepared by RCA Associates, Inc, September 17, 2019
21	Section 3.0 of the 2010 City of Hesperia General Plan Conservation Element, Exhibit CN-5.
22	Section 3.0 of the 2010 City of Hesperia General Plan Update Conservation Element, Exhibit CN-7.
23	Section 3.0 of the 2010 City of Hesperia General Plan Conservation Element, Exhibit CN-3.
24	Appendix C of the 2010 City of Hesperia General Plan Update Cultural Resource Element background technical report, C-1 thru C-34.
25	Section 5 of the 2010 City of Hesperia General Plan Update Cultural Resource Element background technical report, Exhibit 5h.
26	Section 5 of the 2010 City of Hesperia General Plan Update Cultural Resource Element background technical report.
27	Section 7 of the 2010 City of Hesperia General Plan Update Cultural Resource Element background technical report, pages 61 and 62.
2	Historical Archaeological Resources Survey Report for the site prepared by CRM Tech, October 2, 2019.
29	Section 3.0 of the 2010 City of Hesperia General Plan Safety Element, Exhibit SF-1.
30	Section 1.2.2 of the 2010 City of Hesperia General Plan Update Safety Element background technical report, pages 1-4 thru 1-79.
31	Section 1.3 of the 2010 City of Hesperia General Plan Update Safety Element background technical report, pages 1-12 thru 1-13.
32	Section 3.0 of the 2010 City of Hesperia General Plan Safety Element, pages SF-5 thru SF-11.

33	Chapter 1 of the 2010 City of Hesperia General Plan Update Safety Element background technical report, pages 1-23 thru 1-36.
34	Chapter 1 of the 2010 City of Hesperia General Plan Update Safety Element background technical report, page 1-12.
35	Section 1 of the 2010 City of Hesperia General Plan Update Climate Action Plan, page 1.
36	Section 3 of the 2010 City of Hesperia General Plan Update Climate Action Plan, page 18.
37	Table 5 of Section 3 of the 2010 City of Hesperia General Plan Update Climate Action Plan, pages 20 and 21.
3	Hazardous Materials Section of the 2010 Hesperia General Plan Safety Element, pages SF-31 thru SF-33.
39	Section 3 of the 2010 City of Hesperia General Plan Update Land Use Element, pages LU-60 and LU-61.
40	Potential Emergency Shelters and Evacuation Routes shown within the 2010 Hesperia General Plan Safety Element, Exhibit SF-4.
41	Map showing very high fire hazard areas, flood zones, and significant hazardous materials sites of the 2010 City of Hesperia General Plan Update Safety Element, Exhibit SF-2.
42	Fire Hazard Section of the 2010 Hesperia General Plan Update Environmental Impact Report (GPUEIR), page 3.7-9.
43	Section 3.8.3 of the 2010 Hesperia General Plan Update Environmental Impact Report (GPUEIR), page 3.8-13.
44	Section 3.8.5 of the 2010 Hesperia General Plan Update Environmental Impact Report (GPUEIR), pages 3.8-20 thru 3.8-22.
45	Section 3.0 of the 2010 City of Hesperia General Plan Update Conservation Element, pages CN-7 thru CN-10.
46	Mojave Water Agency letter dated March 27, 1996.
47	Preliminary Drainage Report for the site prepared by DRC Engineering on April 3, 2020
4	Section 4.3.8 of the 2010 Hesperia General Plan Update Environmental Impact Report (GPUEIR), pages 4-8 thru 4-9.
49	1992 Hesperia Master Plan of Drainage Volume III, identifying future drainage improvements for the area.
50	FEMA flood map, City of Hesperia General Plan Update Safety Element background technical report, page 3-9.
51	Section 3.8.2 of the 2010 Hesperia General Plan Update Environmental Impact Report (GPUEIR), pages 3.8-1 thru 3.8-7.
52	Section 3.8.3 of the 2010 Hesperia General Plan Update Environmental Impact Report (GPUEIR), page 3.8-15.
53	Section 3.0 of the 2010 City of Hesperia General Plan Safety Element, pages SF-5 thru SF-11.
54	Table 3.6-2 of the 2010 Hesperia General Plan Update Environmental Impact Report (GPUEIR), page 3.6-24.
55	Traffic Circulation Plan within Section 3.0 of the 2010 City of Hesperia General Plan Update Circulation Element, page CI-9..
56	Section 3.0 of the 2010 City of Hesperia General Plan Update Conservation Element, pages CN-7 thru CN-10 and CN-20.

57	Section 2.0 of the 2010 City of Hesperia General Plan Update Noise Element, page NS-4 thru NS-12.
5	Section 16.20.125 of the Hesperia Municipal Code, pages 467 thru 468.
59	Section 3.11 of the 2010 Hesperia General Plan Update Environmental Impact Report (GPUEIR), pages 3.11-25 thru 3.11-51.
60	Section 3 of the 2010 City of Hesperia General Plan Update Land Use Element, Exhibit LU-3.
61	Table 3.11-9 of the 2010 Hesperia General Plan Update Environmental Impact Report (GPUEIR), page 3.11-36.
62	Current Hesperia water and sewer line maps.
63	Section 4 of the 2010 City of Hesperia General Plan Update Environmental Impact Report (GPUEIR), pages 4-13 thru 4-18.
64	1991 City of Hesperia Ordinance 180 entitled “An Ordinance of the City Council of the City of Hesperia, California, Establishing a Development Impact Fee for all New Residential, Commercial, and Industrial Structures” and Resolution No. 2007-110 on November 20, 2007, updated November 16, 2014.
65	Table 4-4 of the 2010 City of Hesperia General Plan Update Circulation Element background technical report, page 70.
66	Section 2 of the 2010 City of Hesperia General Plan Update Circulation Element background technical report, pages 2-19.
67	Section 2.2 of the 2010 City of Hesperia General Plan Update Circulation Element background technical report, pages 4 thru 6.
6	Sections 6.3 and 6.4 of the 2010 City of Hesperia General Plan Update Circulation Element background technical report, pages 74 thru 76.
69	Traffic Circulation Plan within Section 3.0 of the 2010 City of Hesperia General Plan Update Circulation Element, figure 6-1.
70	Section 3.8 of the 2010 City of Hesperia General Plan Update Environmental Impact Report (GPUEIR), pages 3.8-8 thru 3.8-14.
71	2013 California Plumbing Code.
72	Hesperia Water District’s Urban Water Management Plan (UWMP).
73	Quarterly data of the San Bernardino County Disposal Reporting System for the 3rd quarter 2014.
74	2014 California Department of Resources, Recycling and Recovery Annual AB939 Report.
75	California Integrated Waste Management Act (AB 939).
76	Conditions of Approval for SPR19-00015
77	2016 California Building Code.
7	Focused Traffic Study prepared for the project by David Evans and Associates dated December 5 2019

COMMENT LETTER FROM CALIFORNIA DEPARTMENT OF WATER RESOURCES

DEPARTMENT OF WATER RESOURCES
1416 NINTH STREET, P.O. BOX 942836
SACRAMENTO, CA 94236-0001
(916) 653-5791

March 11, 2020

Ryan Leonard
Senior Planner
City of Hesperia Development Services Department
9700 Seventh Avenue
Hesperia, California 92345
rleonard@cityofhesperia.us

SCH# 2020029035 Proposed Commercial Development Initial Study/Mitigated Negative Declaration (IS/MND)

Dear Mr. Leonard,

The California Department of Water Resources (DWR) State Water Project's Division of Operations and Maintenance (O&M) staff has reviewed the IS/MND for the Proposed Commercial Development (Project). DWR has the following comments:

Project Description

The Project is a proposed commercial development which consists of a 123,748 square-foot industrial building and an 8,865 square-foot office building on 8.2 acres within a 9.5-acre gross (comprised of two parcels; grading; parking lot paving; sidewalk improvements; and a 0.1-acre vegetated swale) located at the southwest corner of Highway 395 and Poplar Street. The Project includes a lot-line adjustment which would result in a separate 1.26-acre parcel in the northwest portion of one lot. The Project is approximately 1.5 miles southwest and upslope of the California Aqueduct (Aqueduct), a component of the State Water Project (SWP).

General Comments

The purpose of an Initial Study is to provide documentation of the factual basis for the finding in a Negative Declaration that a project will not have a significant effect on the environment. The lead agency needs to provide a brief explanation for all answers except "No Impact" answers. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards. The IS/MND does not provide adequate documentation of the factual basis for the finding of no impacts to Hydrology and Water Quality impacts.

Specific Comments

We request the following comments be addressed:

IX Hydrology and Water Quality

The IS/MND explains the Project may change absorption rates and potential drainage patterns, and the amount of surface water runoff. To address these potential Project impacts, the Project includes an approved drainage system to be designed in accordance with the City of Hesperia Resolution 89-16. The existing runoff, generated under the equivalent of a no project alternative, would continue to discharge onto the surrounding streets. To comply with The City's requirement of an on-site stormwater detention and/or retention facilities for all additional drainage created by the development within the Project, a drainage system on the northwest side of the property and an on-site swale located at the southwest corner of Highway 395 and Poplar Street is included in the design. The drainage system would prevent impacting downstream properties. The on-site 0.1-acre vegetated swale would capture Project storm-water runoff.

The IS/MND does not provide adequate information for a person to understand the basis of the no impacts conclusions in the Project's hydrology impacts checklist. The City is aware of DWR's ongoing concerns related to the existing and growing unattenuated stormwater runoff in Hesperia due to development. DWR has advised the City consistently over many years that any project which contributes unattenuated stormwater runoff towards the Aqueduct culvert at milepost 394.5 may significantly impact SWP operations, either individually or cumulatively with other development projects. The IS/MND does not contain adequate information as to how the design features would capture the Project's unattenuated stormwater runoff that would otherwise flow to the Aqueduct's milepost 394.5.

Under CEQA, an IS/MND is not required to provide detailed analysis of the proposed Project's impacts. We are not requesting the IS/MND include a detailed hydrology impact analysis, but rather we request the IS/MND provide additional information which explains generally how the Project design does not create off-site run-off. To that end, DWR requests the IS/MND provide additional information on the Project's proposed, approved drainage system design and other components of the Project's design capacity for surface water runoff. Based on the information provided in the IS/MND, DWR understands the 0.1-acre vegetation swale is the Project's detention basin. DWR requests the IS/MND provide additional information to confirm the purpose and to show the adequacy of the 0.1-acre vegetation swale to capture the Project's stormwater run-off, if it is indeed the Project's detention basin.

Further, DWR is concerned about the Project's potential impacts to the Oro Grande Wash. The Project may increase peak runoff rates and sedimentation impacts in Oro Grande Wash which may, either individually or cumulatively with other development projects, result in substantial erosion and siltation impacts at the Aqueduct's culvert at milepost 394. Any potential erosion and siltation impacts to the Aqueduct at milepost 394 caused by the Project may impact the functioning of the Aqueduct and SWP general operations. We request the IS/MND identify clearly any Project stormwater detention and drainage system which attenuate peak runoff rates and reduce/eliminate

drainage and sedimentation impacts in Oro Grande Wash and explain briefly how that project feature attenuates peak runoff rates and reduces/eliminates drainage and sedimentation impacts. If the IS/MND relies upon information included in the September 11, 2019 Preliminary Hydrology Study prepared by Omnia Development Services for its finding of no impacts in section IX c, d and e, DWR requests that, at a minimum, a summary of that information be included in the IS/MND.

If you have any questions, please contact Scott Williams by electronic mail at scott.williams@water.ca.gov. Please provide DWR with a copy of any project documents when available by mail to:

Leroy Ellinghouse, Chief
SWP Right-of-Way management
Section Division of Operations
and Maintenance Department of
Water Resources
1416 NinthStreet, Room 641-1
Sacramento, California 95814

Sincerely,

Casey Pancaro
Staff Attorney

COMMENT LETTER FROM CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

March 13, 2020
Sent via email

Ryan Leonard
AICP, Senior Planner
City of Hesperia Development Services Dept.
9700 Seventh Ave.
Hesperia, CA 92345

SITE PLAN REVIEW (SPR19-00015) (PROJECT)
MITIGATED NEGATIVE DECLARATION (MND)
SCH# 2020029035

Dear Mr. Leonard:

The California Department of Fish and Wildlife (CDFW) received a Notice of Intent to Adopt an MND from City of Hesperia for the Project (or Project Area) pursuant the California Environmental Quality Act (CEQA) and CEQA Guidelines[1].

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources, and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (Id., § 1802.) Similarly for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed

[1] CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

Proponent: Steeno Design Studio

Objective: The objective of the Project is to construct a 123,748 square foot manufacturing/industrial building and 865 square foot administrative office building. Primary Project activities include construction of the buildings, parking, landscaping, and sidewalk improvements resulting in development of approximately 8.2 acres of habitat.

Location: City of Hesperia, San Bernardino County, southeast corner of Highway 395 and Popular Street, 34.414743°, -117.398229°

Timeframe: Unknown

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist City of Hesperia in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Editorial comments or other suggestions may also be included to improve the document. Based on the Project's avoidance of significant impacts on biological resources with implementation of mitigation measures, including those CDFW recommends in Attachment A, CDFW concludes that a Mitigated Negative Declaration is appropriate for the Project.

I. Mitigation Measure and Related Impact Shortcoming

Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW or USFWS?

COMMENT 1: Mitigation Measure 1

Page 2 of MND

Issue: CDFW appreciates City of Hesperia conditioned the environmental document to require pre-construction surveys for burrowing owls, a Species of Special Concern. However, the City did not provide any additional avoidance, minimization,

and mitigation measures to reduce significant impacts to burrowing owls should the pre-construction survey confirm presence.

Specific impact: Burrowing owls have been documented in the area (CNNDB, 2020). The Project and Project-related activities have potential to take burrowing owl individuals and their nests and may result in loss of burrowing owl habitat.

Why impact would occur: Potentially significant impacts to burrowing owls are not mitigated to the extent feasible.

Evidence impact would be significant: Take of individual burrowing owls and their nests is defined by FGC section 86, and prohibited by sections 3503, 3503.5 and 3513. Take is defined in FGC Section 86 as "hunt, pursue, catch, capture or kill, or attempt to hunt, pursue, catch, capture or kill." Burrowing owls are dependent on burrows at all times of the year for survival and/or reproduction, evicting them from nesting, roosting, and satellite burrows may lead to indirect impacts or take. Temporary or permanent closure of burrows may result in significant loss of burrows and habitat for reproduction and other life history requirements. Depending on the proximity and availability of alternate habitat, loss of access to burrows will likely result in varying levels of increased stress on burrowing owls and could depress reproduction, increase predation, increase energetic costs, and introduce risks posed by having to find and compete for available burrows (CDFG, 2012).

Recommended Potentially Feasible Mitigation Measure(s) (Regarding Mitigation Measure or Alternative and Related Impact Shortcoming)

Mitigation Measure:

To minimize significant impacts: CDFW recommends the City of Hesperia update Mitigation Measure 1 to include the following:

Pre-construction Burrowing Owl Surveys. Burrowing owl surveys shall be conducted at least 30 days prior to any Project activities, at any time of year. Surveys shall be completed following the recommendations and guidelines provided within the *Staff Report on Burrowing Owl Mitigation* (CDFG, March 2012) or most recent version by a qualified biologist. If an active burrowing owl burrow is detected within any project disturbance area, or within a 500-foot buffer of the disturbance area(s), a 300- foot radius buffer zone surrounding the burrow shall be flagged, and no impacts to soils or vegetation or noise levels above 65 dBA shall be permitted while the burrow remains active or occupied. Disturbance-free buffers may be modified based on site-specific conditions in consultation with CDFW. The qualified biologist shall monitor active burrows daily and will increase buffer sizes as needed if owls show signs of disturbance. If active burrowing owl burrows are located within any work area, a qualified biologist shall submit a burrowing owl exclusion plan to CDFW for review

and approval. Passive relocation shall take place outside the nesting season (1 February to 31 August).

II. Environmental Setting and Related Impact Shortcoming

Would the Project interfere substantially with movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede use of native wildlife nursery sites?

COMMENT 2: Nesting Birds

Issue: CDFW has concerns the environmental document lacks a mitigation measure for avoiding significant impacts to nesting birds.

Specific impact: Project activities have the potential to take nesting bird individuals and their nest.

Why impact would occur: A potentially significant impact to nesting birds is not evaluated in the MND, therefore the impact is not mitigated to the extent feasible.

Evidence impact would be significant: Fish and Game Code 3503 makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by Fish and Game Code or any regulation make pursuant thereto. Fish and Game Code section 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by Fish and Game Code or any regulation adopted pursuant thereto. Fish and Game Code Section 3513 makes it unlawful to take or possess any migratory nongame bird except as provided by the rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act of 1918, as amended (16 U.S.C. § 703 et seq.).

Recommended Potentially Feasible Mitigation Measure(s) (Regarding Environmental Setting and Related Impact Shortcoming)

Mitigation Measure:

To minimize significant impacts: CDFW recommends the inclusion of the following new measure in the Final MND:

MM BIO-[X]: Nesting Birds. All Project activities shall be conducted outside of nesting season (January 15 to August 31) to the maximum extent feasible. During the nesting bird season, a qualified biologist shall conduct pre-project nesting bird surveys, implement nest buffers, and conduct monitoring at all active nests within

the work area and surrounding 300-foot buffer. Nesting bird surveys shall be conducted by a qualified biologist within 300 feet of all work areas, no more than 3 days prior to commencement of project activities. If active nests containing eggs or young are found, a qualified biologist shall establish an appropriate nest buffer. Nest buffers are species-specific and may range from 15 to 100 feet for passerines and 50 to 300 feet for raptors, depending on the planned activity's level of disturbance, site conditions, and the observed bird behavior. Established buffers shall remain until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests shall be monitored until the biologist has determined the young have fledged or the Project is finished. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance.

Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW or USFWS?

Comment 3: Desert Kit Fox and American Badger

Issue: It is unclear from The General Biological Resources Assessment performed by RCA Associates if the potential presence of desert kit fox and American badger in the Project Area or surrounding area was evaluated.

Specific impact: Project activities have the potential to take desert kit fox and American badger, and development may result in loss of habitat and/or foraging habitat.

Why impact would occur: The environmental document did not assess habitat suitability or potential for presence of the species, therefore lacks avoidance, minimization, and mitigation measures for the species.

Evidence impact would be significant: Desert kit fox are a protected species and may not be taken at any time pursuant to Title 14 of the California Code of Regulations Section 460. American badger is a Species of Special Concern.

Recommended Potentially Feasible Mitigation Measure(s) (Regarding Mitigation Measure or Alternative and Related Impact Shortcoming)

Mitigation Measure: CDFW recommends the inclusion of the following new measure in the Final MND:

MM BIO-[X]: Pre-Construction Desert Kit Fox and American Badger Surveys. No more than 30 days prior to the beginning of ground disturbance and/or Project activities, a qualified biologist shall conduct a survey to determine if potential desert kit fox or American badger burrows are present in the Project Area. If potential

burrows are located, they shall be monitored by the qualified biologist. If the burrow is determined to be active, the qualified biologist shall verify there are suitable burrows outside of the Project Area prior to undertaking passive relocation actions. If no suitable burrows are located, artificial burrows shall be created at least 14 days prior to passive relocation. The qualified biologist shall block the entrance of the active burrow with soil, sticks, and debris for 3-5 days to discourage the use of the burrow prior to Project activities. The entrance shall be blocked to an incrementally greater degree over the 3-5 day period. After the qualified biologist has determined there are no active burrows the burrows shall be hand-excavated to prevent re-use. No disturbance of active dens shall take place when juvenile desert kit fox and juvenile American badgers may be present and dependent on parental care. A qualified biologist shall determine appropriate buffers and maintain connectivity to adjacent habitat should natal burrows be present.

Comment 4: Sensitive Plant Species

Issue: The General Biological Resources Assessment performed by RCA Associates, Inc. describes the methods of the general plant survey as walking meandering transects to document plants present on site and the surrounding area. It is unclear if the entire Project area was systematically covered, and all plants were identified to the taxonomic level necessary to determine rarity and listing status. Additionally, Table 1, page 21 of the assessment notes that the list of plants provided is not intended to be a comprehensive list of every plant that may occur in the Project area or surrounding area.

Specific impact: The Project has potential to impact sensitive plant species that were not identified during the general plant survey during September 2019, and the environmental document lacks avoidance, minimization, and mitigation measures should presence be confirmed.

Why impact would occur: Botanical field surveys should be conducted during times of year when plants are evident and identifiable (i.e. flowering or fruiting), which may warrant multiple surveys during the season to capture floristic diversity (CDFW, 2018). Habitats, such as desert plant communities that have annual and short-lived perennial plants as major floristic components may require yearly surveys to accurately document baseline conditions for purposes of impact assessment (CDFW, 2018).

Evidence impact would be significant: Sensitive plant species are listed under the California Endangered Species Act (CESA) as threatened, or endangered, or proposed or candidates for listing; designated as rare under the Native Plant Protection Act; or plants that otherwise meet the definition of rare, threatened, or endangered species under CEQA. Plants constituting California Rare Plant Ranks 1A, 1B, 2A, and 2B generally meet the criteria of a CESA listed species and should

be considered a as an endangered, rare or threatened species for the purposes of CEQA analysis. Take of any CESA-listed species is prohibited except as authorized by state law (Fish and Game Code, §§ 2080 & 2085). If the Project, including the Project construction or any Project-related activity during the life of the Project, results in take of CESA-listed species, CDFW recommends that the Project proponent seek appropriate authorization prior to Project implementation through an incidental take permit. Fish and Game Code Sections 1900–1913 includes provisions that prohibit the take of endangered and rare plants from the wild and a salvage requirement for landowners.

Recommended Potentially Feasible Mitigation Measure(s) (Regarding Mitigation Measure or Alternative and Related Impact Shortcoming)

Mitigation Measure: CDFW recommends the inclusion of the following new measure in the Final MND:

MM BIO-[X]: Sensitive Plant Species. A thorough floristic-based assessment of special status plants and natural communities, following CDFW's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (CDFW, March 2018) or most recent version shall be performed by a qualified biologist prior to commencing Project activities. Should any state-listed plant species be present in the Project Area, the Project Proponent shall obtain an ITP for those species prior to the start of Project activities. Should other special status plants or natural communities be present in the Project Area, a qualified restoration specialist shall assess whether perennial species may be successfully transplanted to an appropriate natural site or whether on-site or off-site conservation is warranted to mitigate Project impacts. If successful transplantation of perennial species is determined by a qualified restoration specialist, the receiver site shall be identified, and transplantation shall occur at the appropriate time of year. Additionally, the qualified restoration specialist shall perform seed collection and dispersal from annual species to a natural site as a conservation strategy to minimize and mitigate Project impacts. If these measures are implemented, monitoring of plant populations shall be conducted annually for 5 years to assess the mitigation's effectiveness. The performance standard for mitigation shall be no net reduction in the size or viability of the local population.

Comment 5: Mohave Ground Squirrel

Issue: The General Biological Resources Assessment performed by RCA Associates, Inc. states the Project Area is within the distribution of Mohave ground squirrel, a threatened species. Additionally, Table 1-1 states the site supports suitable habitat for the species, and the species has been documented in the area.

Specific impact: The Project is within Mohave ground squirrel distribution range, and Project activities have the potential to take Mohave ground squirrels.

Why impact would occur: Protocol surveys were not performed during the appropriate time of year to determine Mohave ground squirrel presence, and the environmental document lacks avoidance, minimization, and mitigation measures for the species should presence be confirmed.

Evidence impact would be significant: Mohave ground squirrel is a CESA-listed species and take (hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill) is prohibited unless authorized by state law (Fish and Game Code, §§ 2080 & 2085). If the Project, including the Project construction or any Project-related activity during the life of the Project, results in take of CESA-listed species, CDFW recommends that the Project proponent seek appropriate authorization prior to Project implementation through an incidental take permit. Information on how to obtain an ITP can be found at https://wildlife.ca.gov/Conservation/CESA/Permitting/Incidental-Take-Permits.

Recommended Potentially Feasible Mitigation Measure(s) (Regarding Mitigation Measure or Alternative and Related Impact Shortcoming)

Mitigation Measure:

To minimize significant impacts: CDFW recommends the inclusion of the following new measures in the Final MND:

MM BIO-[X]: Pre-Construction Surveys for Mohave Ground Squirrel. Pre-construction surveys following the *Mohave Ground Squirrel Survey Guidelines* (CDFG, 2010) or most recent version shall be performed by a qualified biologist authorized by a Memorandum of Understanding issued by CDFW. The preconstruction surveys shall cover the Project Area and a 50-foot buffer zone. Should Mohave ground squirrel presence be confirmed during the survey, the Project Proponent shall obtain an ITP for Mohave ground squirrel prior to the start of Project activities. CDFW shall be notified if Mohave ground squirrel presence is confirmed during the pre-construction survey.

MM BIO-[X]: Mohave Ground Squirrel Observations. If a Mohave ground squirrel is observed during Project Activities, and the Project Proponent does not have an ITP, all work shall immediately stop and the observation shall be immediately reported to CDFW.

Comment 6: Desert Tortoise

Issue: CDFW has concerns the environmental document does not include a mitigation measure should desert tortoise be present on the site prior to commencement of Project activities.

Specific impact: The Project is within desert tortoise distribution range, and Project activities have the potential to take desert tortoise.

Why impact would occur: The environmental document lacks avoidance, minimization, and mitigation measures for the species should presence be confirmed.

Evidence impact would be significant: Desert tortoise is a CESA-listed species and take (hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill) is prohibited unless authorized by state law (Fish and Game Code, §§ 2080 & 2085). If the Project, including the Project construction or any Project-related activity during the life of the Project, results in take of CESA-listed species, CDFW recommends that the Project proponent seek appropriate authorization prior to Project implementation through an incidental take permit. Information on how to obtain an ITP can be found at https://wildlife.ca.gov/Conservation/CESA/Permitting/Incidental-Take-Permits.

Recommended Potentially Feasible Mitigation Measure(s) (Regarding Mitigation Measure or Alternative and Related Impact Shortcoming)

Mitigation Measure:

To minimize significant impacts: CDFW recommends the inclusion of the following new measures in the Final MND:

MM BIO-[X]: Pre-Construction Desert Tortoise Surveys. No more than 30 calendar days prior to start of Project activities a qualified biologist shall conduct pre-construction surveys for desert tortoise as described in the most recent United States Fish and Wildlife Service Desert Tortoise (Mojave Population) Field Manual. Pre-construction surveys shall be completed using perpendicular survey routes within the Project Area and 50-foot buffer zone. Pre-construction surveys cannot be combined with other surveys conducted for other species while using the same personnel. Project Activities cannot start until two negative results from consecutive surveys using perpendicular survey routes for desert tortoise are documented. Should desert tortoise presence be confirmed during the survey, the Project Proponent shall obtain an ITP for desert tortoise prior to the start of Project activities. Should desert tortoise presence be confirmed during the survey the qualified biologist shall notify CDFW.

MM BIO-[X]: Desert Tortoise Observations. If a desert tortoise is observed during Project Activities and the Project Proponent does not have an ITP, all work shall immediately stop and the observation shall be immediately reported to CDFW.

III. Editorial Comments and/or Suggestions

Section IV, Page 10 of MND

In response to the question, "Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW or USFWS?" the Lead Agency selected "No Impact". CDFW suggests the Lead Agency reconsider their selection due to the potential impacts to the species noted above.

Additional Mitigation Measures

CDFW recommends the inclusion of the following new mitigation measures to reduce potential impacts to biological resources within the Project area:

MM BIO-[X]: On-site Education. A qualified biologist shall conduct an education program for all persons employed or otherwise working on the Project site prior to performing any work on-site. The program shall consist of a presentation that includes a discussion of the biology of the habitats and species that may be present at the site. The qualified biologist shall also include as part of the education program information about the distribution and habitat needs of any special status species that may be present, legal protections for those species, penalties for violations, and mitigation measures. Education should include but not be limited to desert tortoise, burrowing owl, desert kit fox, American badger, nesting birds, and special-status plants. Interpretation shall be provided for non-English speaking workers, and the same instruction shall be provided for any new workers prior to their performing work on-site.

MM BIO-[X]: Minimize Impacts on Other Species. A qualified biologist shall be onsite prior to and during all ground- and habitat-disturbing activities to move out of harm's way wildlife that would otherwise be injured or killed from Project-related activities. Movement of wildlife out of harm's way should be limited to only those individuals that would otherwise by injured or killed, and individuals should be moved only as far a necessary to ensure their safety. Measures shall be taken to prevent wildlife from re-entering the Project site. Only biologists with authorization by CDFW shall move CESA-listed species.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB). The CNNDB field survey form can be found at the following link: http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/CNDDB_FieldSurveyForm.pdf. The completed form can be mailed electronically to CNDDB at the following email address: CNDDB@wildlife.ca.gov. The types of information reported to CNDDB can be found at the following link: http://www.dfg.ca.gov/biogeodata/cnddb/plants_and_animals.asp.

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

CDFW appreciates the opportunity to comment on the MND to assist City of Hesperia in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Ashley Rosales, Environmental Scientist at 909-980-8607 or Ashley.Rosales@Wildlife.ca.gov.

Sincerely,

Scott Wilson
Environmental Program Manager

Attachment: Draft Mitigation Monitoring and Reporting Program for CDFW-proposed Mitigation Measures.

ec: Office of Planning and Research, State Clearinghouse, Sacramento

HCPB CEQA Coordinator
Habitat Conservation Planning Branch

RESOURCES

California Department of Fish and Game (CDFG). 2012. Staff Report on Burrowing Owl Mitigation. (https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83843&inline)

California Department of Fish and Game (CDFG). 2010. Mohave Ground Squirrel Survey Guidelines. (https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83975&inline)

California Department of Fish and Wildlife (CDFW). 2018. Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities. (https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline)

California Natural Diversity Database (CNDDB) Government [ds45]. 2020. Calif. Dept. of Fish and Wildlife. Biogeographic Information and Observation System.

ATTACHMENT 1

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PURPOSE OF THE MMRP

The purpose of the MMRP is to ensure compliance with mitigation measures during project implementation. Mitigation measures must be implemented within the time periods indicated in the table below.

TABLE OF MITIGATION MEASURES

The following items are identified for each mitigation measure: Mitigation Measure, Implementation Schedule, and Responsible Party for implementing the mitigation measure. The Mitigation Measure column summarizes the mitigation requirements. The Implementation Schedule column shows the date or phase when each mitigation measure will be implemented. The Responsible Party column identifies the person or agency that is primarily responsible for implementing the mitigation measure.

Mitigation Measure	Implementation Schedule	Responsible Party
Pre-construction Burrowing Owl Surveys. Burrowing owl surveys shall be conducted at least 30 days prior to any Project activities, at any time of year. Surveys shall be completed following the recommendations and guidelines provided within the *Staff Report on Burrowing Owl Mitigation* (CDFG, March 2012) or most recent version by a qualified biologist. If an active burrowing owl burrow is detected within any project disturbance area, or within a 500-foot buffer of the disturbance area(s), a 300- foot radius buffer zone surrounding the burrow shall be flagged, and no impacts to soils or vegetation or noise levels above 65 dBA shall be permitted while the burrow remains active or occupied. Disturbance-free buffers may be modified based on site-specific conditions in consultation with CDFW. The qualified biologist will monitor active burrows daily and will increase buffer sizes as needed if owls show signs of disturbance. If active burrowing owl burrows are located within any work area, a qualified biologist shall submit a burrowing owl exclusion plan to CDFW for review and approval. Passive relocation shall take place	Before commencing ground- or vegetation-disturbing activities/Entire Project	Project Proponent

outside the nesting season (1 February to 31 August).		
Nesting Birds. All Project activities shall be conducted outside of nesting season (January 15 to August 31) to the maximum extent feasible. During the nesting bird season, a qualified biologist shall conduct pre-project nesting bird surveys, implement nest buffers, and conduct monitoring at all active nests within the work area and surrounding 300-foot buffer. Nesting bird surveys shall be conducted by a qualified biologist within 300 feet of all work areas, no more than 3 days prior to commencement of project activities. If active nests containing eggs or young are found, a qualified biologist shall establish an appropriate nest buffer. Nest buffers are species-specific and may range from 15 to 100 feet for passerines and 50 to 300 feet for raptors, depending on the planned activity's level of disturbance, site conditions, and the observed bird behavior. Established buffers shall remain until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests shall be monitored until the biologist has determined the young have fledged or the Project is finished. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance.	Before commencing ground- or vegetation-disturbing activities/Entire Project	Project Proponent
Pre-Construction Desert Kit Fox and American Badger Surveys. No more than 30 days prior to the beginning of ground disturbance and/or Project activities, a qualified biologist shall conduct a survey to determine if potential desert kit fox or American badger burrows are present in the Project Area. If potential burrows are located, they shall be monitored by the qualified biologist. If the burrow is determined to be active, the qualified biologist shall verify there are suitable burrows outside of the Project Area prior to undertaking passive relocation actions. If no suitable burrows are located, artificial burrows shall be created at least 14 days prior to passive	Before commencing ground- or vegetation-disturbing activities/Entire project	Project Proponent

relocation. The qualified biologist shall block the entrance of the active burrow with soil, sticks, and debris for 3-5 days to discourage the use of the burrow prior to Project activities. The entrance shall be blocked to an incrementally greater degree over the 3-5 day period. After the qualified biologist has determined there are no active burrows the burrows shall be hand-excavated to prevent re-use. No disturbance of active dens shall take place when juvenile desert kit fox and juvenile American badgers may be present and dependent on parental care. A qualified biologist shall determine appropriate buffers and maintain connectivity to adjacent habitat should natal burrows be present.		
Should any state-listed plant species be present in the Project Area, the Project Proponent shall obtain an ITP for those species prior to the start of Project activities. Should other special status plants or natural communities be present in the Project Area, a qualified restoration specialist shall assess whether perennial species may be successfully transplanted to an appropriate natural site or whether on-site or off-site conservation is warranted to mitigate Project impacts. If successful transplantation of perennial species is determined by a qualified restoration specialist, the receiver site shall be identified, and transplantation shall occur at the appropriate time of year. Additionally, the qualified restoration specialist shall perform seed collection and dispersal from annual species to a natural site as a conservation strategy to minimize and mitigate Project impacts. If these measures are implemented, monitoring of plant populations shall be conducted annually for 5 years to assess the mitigation's effectiveness. The performance standard for mitigation shall be no net reduction in the size or viability of the local population.	Before commencing ground- or vegetation-disturbing activities/Entire Project/Post Construction	Project Proponent

Pre-Construction Surveys for Mohave Ground Squirrel. Pre-construction surveys following the *Mohave Ground Squirrel Survey Guidelines* (CDFG, 2010) or most recent version shall be performed by a qualified biologist authorized by a Memorandum of Understanding issued by CDFW. The preconstruction surveys shall cover the Project Area and a 50-foot buffer zone. Should Mohave ground squirrel presence be confirmed during the survey, the Project Proponent shall obtain an ITP for Mohave ground squirrel prior to the start of Project activities. CDFW shall be notified if Mohave ground squirrel presence is confirmed during the pre-construction survey.	Before commencing ground- or vegetation-disturbing activities/Entire Project	Project Proponent
Mohave Ground Squirrel Observations. If a Mohave ground squirrel is observed during Project Activities, and the Project Proponent does not have an ITP, all work shall immediately stop and the observation shall be immediately reported to CDFW.	Entire Project	Project Proponent
Pre-Construction Desert Tortoise Surveys. No more than 30 calendar days prior to start of Project activities a qualified biologist shall conduct pre-construction surveys for desert tortoise as described in the most recent United States Fish and Wildlife Service Desert Tortoise (Mojave Population) Field Manual. Pre-construction surveys shall be completed using perpendicular survey routes within the Project Area and 50-foot buffer zone. Pre-construction surveys cannot be combined with other surveys conducted for other species while using the same personnel. Project Activities cannot start until two negative results from consecutive surveys using perpendicular survey routes for desert tortoise are documented. Should desert tortoise presence be confirmed during the survey, the Project Proponent shall obtain an ITP for desert tortoise prior to the start of Project activities. Should desert tortoise presence be confirmed during the survey the qualified biologist shall notify CDFW.	Before commencing ground- or vegetation-disturbing activities/Entire Project	Project Proponent

Desert Tortoise Observations. If a desert tortoise is observed during Project Activities and the Project Proponent does not have an ITP, all work shall immediately stop and the observation shall be immediately reported to CDFW.	Entire Project	Project Proponent
On-site Education. A qualified biologist shall conduct an education program for all persons employed or otherwise working on the Project site prior to performing any work on-site. The program shall consist of a presentation that includes a discussion of the biology of the habitats and species that may be present at the site. The qualified biologist shall also include as part of the education program information about the distribution and habitat needs of any special status species that may be present, legal protections for those species, penalties for violations, and mitigation measures. Education should include but not be limited to desert tortoise, burrowing owl, desert kit fox, American badger, nesting birds, and special-status plants. Interpretation shall be provided for non-English speaking workers, and the same instruction shall be provided for any new workers prior to their performing work on-site.	Before commencing ground- or vegetation-disturbing activities/Entire Project	Project Proponent
Minimize Impacts on Other Species. A qualified biologist shall be onsite prior to and during all ground- and habitat-disturbing activities to move out of harm's way wildlife that would otherwise be injured or killed from Project-related activities. Movement of wildlife out of harm's way should be limited to only those individuals that would otherwise by injured or killed, and individuals should be moved only as far a necessary to ensure their safety. Measures shall be taken to prevent wildlife from re-entering the Project site. Only biologists with authorization by CDFW shall move CESA-listed species.	Before commencing ground- or vegetation-disturbing activities/Entire Project	Project Proponent

COMMENT LETTER FROM SAN MANUEL BAND OF MISSION INDIANS

From:	Jessica Mauck
To:	Ryan Leonard - Senior Planner
Subject:	SPR19-00015
Date:	Thursday, March 5, 2020 2:57:02 PM
Attachments:	image ebc845b.PNG

Hi Ryan,

Thank you for contacting the San Manuel Band of Mission Indians (SMBMI) regarding the above referenced project. SMBMI appreciates the opportunity to review the project documentation, which was received by our Cultural Resources Management Department on 5 February 2020, pursuant to CEQA (as amended, 2015) and CA PRC 21080.3.1. The proposed project area exists within Serrano ancestral territory and, therefore, is of interest to the Tribe. However, due to the nature and location of the proposed project, and given the CRM Department's present state of knowledge, SMBMI does not have any concerns with the project's implementation, as planned, at this time. As a result, SMBMI requests that the following language be made a part of the project/permit/plan conditions:

CUL MMs

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 San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact 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.

2. If significant pre-contact 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 SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

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.

TCR MMs

1. The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact 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 SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.

2. Any and all archaeological/cultural documents created as a 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 SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.

Note: San Manuel Band of Mission Indians realizes that there may be additional tribes claiming cultural affiliation to the area; however, San Manuel Band of Mission Indians can only speak for itself. The Tribe has no objection if the

agency, developer, and/or archaeologist wishes to consult with other tribes in addition to SMBMI and if the Lead Agency wishes to revise the conditions to recognize additional tribes.

Please provide the final copy of the project/permit/plan conditions so that SMBMI may review the included language. This communication concludes SMBMI's input on this project, at this time, and no additional consultation pursuant to CEQA is required unless there is an unanticipated discovery of cultural resources during project implementation. If you should have any further questions with regard to this matter, please do not hesitate to contact me at your convenience, as I will be your Point of Contact (POC) for SMBMI with respect to this project.

Respectfully,

Jessica Mauck
DIRECTOR OF CULTURAL RESOURCES MANAGEMENT
O: (909) 864-8933 x3249
M: (909) 725-9054
26569 Community Center Dr Highland California 92346
SAN MANUEL
BAND OF MISSION INDIANS

COMMENT LETTER FROM LOZEAU DRURY LLP

LOZEAU DRURY LLP
T 510.836.4200
F 510.836.4205
1939 Harrison Street, Ste. 150
Oakland, CA 94612
www.lozeaudrury.com
rebecca@lozeaudrury.com

June 11, 2020

Via E-mail

Ryan Leonard, AICP, Senior Planner
City of Hesperia Planning Division
9700 Seventh Avenue
Hesperia, CA 92345
rleonard@cityofhesperia.us

Re: Comment on the Initial Study/Mitigated Negative Declaration for Site Plan Review SPR19-00015

Dear Mr. Leonard:

I am writing on behalf of Supporters Alliance for Environmental Responsibility and its members living in and around the City of Hesperia ("SAFER") regarding the Initial Study/Mitigated Negative Declaration ("IS/MND") for Site Plan Review SPR19-00015, including a 123,132 square foot manufacturing/industrial building, a 19,600 square foot storage building, and an 8,865 square foot office building (the "Project"). After reviewing the IS/MND, together with our experts, we conclude that it fails to analyze all environmental impacts and to implement all necessary mitigation measures. SAFER respectfully requests that the City prepare an EIR in order to incorporate our concerns discussed below.

This comment was also prepared with assistance from ecologist Shawn Smallwood, Ph.D. Dr. Smallwood's comments and curriculum vitae are attached as Exhibit A hereto and is incorporated herein by reference in its entirety. This comment has been prepared with the assistance of the environmental consulting firm Soil/Water/Air Protection Enterprise ("SWAPE"). SWAPE's comment the consultants' curriculum vitae are attached as Exhibit B hereto and are incorporated herein by reference in their entirety.

I. PROJECT DESCRIPTION

The Project proposes to construct a 123,132 square foot manufacturing/industrial building, a 19,600 square foot storage building, and an 8,865 square foot office building, and paced parking area, drive aisles, landscaping, and curb, gutter, and sidewalk improvements on a 9.5-acre site.

II. LEGAL STANDARD

As the California Supreme Court has held, "[i]f no EIR has been prepared for a nonexempt project, but substantial evidence in the record supports a fair argument that the project may result in significant adverse impacts, the proper remedy is to order preparation of an EIR." *Communities for a Better Env't v. South Coast Air Quality Mgmt. Dist.* (2010) 48 Cal.4th 310, 319-320 (*CBE v. SCAQMD*) (citing *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 75, 88; *Brentwood Assn. for No Drilling, Inc. v. City of Los Angeles* (1982) 134 Cal.App.3d 491, 504–505). "Significant environmental effect" is defined very broadly as "a substantial or potentially substantial adverse change in the environment." Pub. Res. Code ("PRC") § 21068; *see also* 14 CCR § 15382. An effect on the environment need not be "momentous" to meet the CEQA test for significance; it is enough that the impacts are "not trivial*." No Oil, Inc.*, 13 Cal.3d at 83. "The 'foremost principle' in interpreting CEQA is that the Legislature intended the act to be read so as to afford the fullest possible protection to the environment within the reasonable scope of the statutory language." *Communities for a Better Env't v. Cal. Res. Agency* (2002) 103 Cal.App.4th 98, 109 (*CBE v. CRA*).

The EIR is the very heart of CEQA. *Bakersfield Citizens for Local Control v. City of Bakersfield (*2004) 124 Cal.App.4th 1184, 1214 (*Bakersfield Citizens*); *Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903, 927. The EIR is an "environmental 'alarm bell' whose purpose is to alert the public and its responsible officials to environmental changes before they have reached the ecological points of no return." *Bakersfield Citizens*, 124 Cal.App.4th at 1220. The EIR also functions as a "document of accountability," intended to "demonstrate to an apprehensive citizenry that the agency has, in fact, analyzed and considered the ecological implications of its action." *Laurel Heights Improvements Assn. v. Regents of Univ. of Cal.* (1988) 47 Cal.3d 376, 392. The EIR process "protects not only the environment but also informed self-government." *Pocket Protectors*, 124 Cal.App.4th at 927.

An EIR is required if "there is substantial evidence, in light of the whole record before the lead agency, that the project may have a significant effect on the environment." PRC § 21080(d); see also *Pocket Protectors*, 124 Cal.App.4th at 927. In very limited circumstances, an agency may avoid preparing an EIR by issuing a negative declaration, a written statement briefly indicating that a project will have no significant impact thus requiring no EIR (14 CCR § 15371), only if there is not even a "fair argument" that the project will have a significant environmental effect. PRC, §§ 21100, 21064. Since "[t]he adoption of a negative declaration . . . has a terminal effect on the environmental review process," by allowing the agency "to dispense with the duty [to prepare an EIR]," negative declarations are allowed only in cases where "the proposed project will not affect the environment at all." *Citizens of Lake Murray v. San Diego* (1989) 129 Cal.App.3d 436, 440.

Where an initial study shows that the project may have a significant effect on the environment, a mitigated negative declaration may be appropriate. However, a mitigated negative declaration is proper *only* if the project revisions would avoid or mitigate the potentially significant effects identified in the initial study "to a point where clearly no significant effect on

the environment would occur, and…there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment." PRC §§ 21064.5 and 21080(c)(2); *Mejia v. City of Los Angeles* (2005) 130 Cal.App.4th 322, 331. In that context, "may" means a reasonable possibility of a significant effect on the environment. PRC §§ 21082.2(a), 21100, 21151(a); *Pocket Protectors*, 124 Cal.App.4th at 927; *League for Protection of Oakland's etc. Historic Res. v. City of Oakland* (1997) 52 Cal.App.4th 896, 904–05.

Under the "fair argument" standard, an EIR is required if any substantial evidence in the record indicates that a project may have an adverse environmental effect—even if contrary evidence exists to support the agency's decision. 14 CCR § 15064(f)(1); *Pocket Protectors*, 124 Cal.App.4th at 931; *Stanislaus Audubon Society v. County of Stanislaus* (1995) 33 Cal.App.4th 144, 150-51; *Quail Botanical Gardens Found., Inc. v. City of Encinitas* (1994) 29 Cal.App.4th 1597, 1602. The "fair argument" standard creates a "low threshold" favoring environmental review through an EIR rather than through issuance of negative declarations or notices of exemption from CEQA. *Pocket Protectors*, 124 Cal.App.4th at 928.

The "fair argument" standard is virtually the opposite of the typical deferential standard accorded to agencies. As a leading CEQA treatise explains:

> This 'fair argument' standard is very different from the standard normally followed by public agencies in making administrative determinations. Ordinarily, public agencies weigh the evidence in the record before them and reach a decision based on a preponderance of the evidence. [Citations]. The fair argument standard, by contrast, prevents the lead agency from weighing competing evidence to determine who has a better argument concerning the likelihood or extent of a potential environmental impact. The lead agency's decision is thus largely legal rather than factual; it does not resolve conflicts in the evidence but determines only whether substantial evidence exists in the record to support the prescribed fair argument.

Kostka & Zishcke, *Practice Under CEQA*, §6.29, pp. 273-274. The Courts have explained that "it is a question of law, not fact, whether a fair argument exists, and the courts owe no deference to the lead agency's determination. Review is de novo, with *a preference for resolving doubts in favor of environmental review*." *Pocket Protectors*, 124 Cal.App.4th at 928 (emphasis in original).

CEQA requires that an environmental document include a description of the project's environmental setting or "baseline." CEQA Guidelines § 15063(d)(2). The CEQA "baseline" is the set of environmental conditions against which to compare a project's anticipated impacts. *CBE v. SCAQMD*, 48 Cal.4th at 321. CEQA Guidelines section 15125(a) states, in pertinent part, that a lead agency's environmental review under CEQA:

> …must include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time [environmental analysis] is

> commenced, from both a local and regional perspective. This environmental setting will normally constitute the baseline physical conditions by which a Lead Agency determines whether an impact is significant.

See Save Our Peninsula Committee v. County of Monterey (2001) 87 Cal.App.4th 99, 124–25 ("*Save Our Peninsula*").) As the court of appeal has explained, "the impacts of the project must be measured against the 'real conditions on the ground,'" and not against hypothetical permitted levels. *Id*. at 121–23.

III. DISCUSSION

A. The IS/MND Lacks Evidence to Support its Finding that the Project will not have a Significant Health Impact as a result of Hazardous Conditions on Site.

The IS/MND does not rely on any substantial evidence to support its conclusion that the Project will not expose workers and individuals to potentially hazardous materials. The IS/MND concludes that "[t]he project site is not listed in any of the following hazardous sites database systems, so it is unlikely that hazardous materials exist on-site." IS/MND, p. 16.

This conclusions is made without a Phase I Environmental Site Assessment ("ESA") ever being prepared for the Project site. SWAPE, p. 2.

Expert environmental consulting firm SWAPE notes that such Phase 1 assessments are a routine step taken in CEQA matters. *Id*. Standards for performing a Phase I ESA have been established by the US EPA and the American Society for Testing and Materials Standards ("ASTM"). *Id*. Phase I ESAs include a review of all known sites in the vicinity of the subject property that are on regulatory agency databases undergoing assessment or cleanup activities; an inspection; interviews with people knowledgeable about the property; and recommendations for further actions to address potential hazards. *Id*. "Phase I ESAs conclude with the identification of any "recognized environmental conditions" ("RECs") and recommendations to address such conditions." *Id*. Other warehouse projects in the vicinity have conducted Phase 1 ESA's as a routine part of their environmental review. *Id*.

It is well-established that CEQA requires analysis of toxic soil contamination that may be disturbed by a Project, and that the effects of this disturbance on human health and the environment must be analyzed. CEQA requires a finding that a project has a "significant effect on the environment" if "the environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly." Pub. Res. Code §21083(b)(3). As the Court of Appeal recently stated, "[a] new project located in an area that will expose its occupants to preexisting dangerous pollutants can be said to have substantial adverse effect on human beings." *Cal. Building Industry Assn. v. Bay Area Air Quality Mgm't Dist*. ("*CBIA v. BAAQMD*"), 2013 Cal. App. LEXIS 644, *46 (Cal. Ct. App. 2013). The existence of toxic soil contamination at a project site is a significant impact requiring review and mitigation in the EIR. *McQueen v. Bd. of Dirs.* (1988) 202 Cal.App.3d 1136, 1149; *Assoc. For A Cleaner Env't v. Yosemite Comm. College Dist*. ("*ACE v. Yosemite*") (2004) 116 Cal.App.4th 629. This mitigation may not be

deferred until a future time after Project approval. *Sundstrom v. County of Mendocino* (1988) 202 Cal. App. 3d 296, 306; *Citizens for Responsible Equitable Envt'l Dev. v. City of Chula Vista* ("*CREED*") (2011) 197 Cal.App.4th 327, 330-31.

The IS/MND's baseline for this potential impact is flawed for failure to identify existing soil conditions at the site. Without knowing the presence and levels of chemicals, the IS/MND cannot justify its conclusion that there will be no human exposure impacts, and that the Project poses no significant risks from the release of hazardous materials into the environment. The IS/MND should be revised and recirculated to include the results of a Phase I ESA to ensure protection of human health and the environment.

B. The IS/MND Lacks Evidence to Support its Finding that the Project will not have a Significant Greenhouse Gas or Air Quality Impact.

According to the IS/MND, the Proejct's air quality and greenhouse gas ("GHG") impacts were previously analyzed in the Gneral Plan Update EIR ("GPUEIR"). The IS/MND states that "the proposed development does not exceed the level of development anticipated by the GPUEIR. Consequently, the impact upon GHG emissions associated with the proposed project is less than significant." IS/MND, p. 15. But this conclusion is contradicted in the GPUEIR itself, which states:

> A Program EIR for the 2010 General Plan can be thought of as a "first tier" document. It evaluates the large-scale impacts on the environment that can be expected to result from the adoption of the 2010 General Plan, *but does not necessarily address the site specific impacts of each individual development project that will follow and implement the 2010 General Plan. CEQA requires each of those subsequent development projects be evaluated for their particular site-specific impacts.* These site-specific analyses are typically encompassed in second-tier documents, such as Project EIRs, Focused EIRs, or Negative Declarations on individual development projects subject to the requirements of the 2010 General Plan, which typically evaluate the impacts of a single activity undertaken within the context of the overall General Plan.

GPUEIR, p. 1-3 (emphasis added).

In other words, the GPUEIR itself requires that individual projects within the General Plan require project-specific CEQA analyses to evaluate project-specific environmental impacts. Yet the IS/MND does not contain a project-specific analysis of air quality and GHG impacts. "By failing to conduct a project-level analysis of the Project's criteria pollutant and GHG emissions, the IS/MND failed to provide substantial evidence that air quality and GHG impacts have been adequately analyzed and addressed." SWAPE, p. 3.

C. There is Substantial Evidence that the Project will have a Significant Air Quality Impact.

In order to analyze the Project's air quality impacts, the environmental consulting firm SWAPE prepared a CalEEMod model for the Project, using Project-specific information provided by the IS/MND. SWAPE, p. 4. Based on the model, SWAPE concludes that the Project will generate 198 lbs/day of VOC emissions, which exceeds the Mojave Desert Air Quality Management District's ("MDAQMD") threshold of significance of 137 lbs/day. *Id*. SWAPE's comments include a number of feasible mitigation measures that would reduce the Project's significant VOC emissions. SWAPE's model and conclusions constitute substantial evidence that the Project will have a significant air quality impact that has not been disclosed, analyzed, or mitigated. As a result, an EIR must be prepared.

D. The IS/MND Failed to Adequately Analyze and Mitigate the Potential Adverse Impacts of the Project on Wildlife.

The comment of Dr. Shawn Smallwood is attached as Exhibit A. Dr. Smallwood has identified several issues with the IS/MND for the Project. In addition, the March 13, 2020 comments of the California Department of Fish and Wildlife ("CDFW") are attached hereto as Exhibit C.[1] The concerns of Dr. Smallwood and CDFW are summarized below.

1. <u>There is substantial evidence that Project may have a significant impact on multiple special-status species, requiring preparation of an EIR.</u>

Dr. Smallwood and the CDFW conclude that the Project may have significant and unmitigated impacts on multiple special-status species, including burrowing owls, desert kit fox, American badgers, Mohave ground squirrel, and desert tortoise, among others. The CDFW's comment letter details numerous potentially significant impacts on biological resources that the IS/MND does not mitigate to the extent feasible. For example, CDFW concludes that the Project may have a significant impact on burrowing owls, and that "the City did not provide any additional avoidance, minimization, and mitigation measures to reduce significant impacts to burrowing owls should the preconstruction survey confirm presence." CDFW Comment Letter, p. 2-3 (March 13, 2020). CDFW then suggests additional mitigation measures to reduce the potential impact on burrowing owls. *Id*. at 3. Yet the MND does not include these additional mitigation measure that CDFW concludes are required to mitigate this impact. The same is true for nesting birds, despite CDFW's conclusion that CDFW concludes that "Project activities have the potential to take nesting bird individuals and their nest." CDFW, p. 4.

Similarly, CDFW concludes that the Project may involve take of desert kit fox and American badgers. The IS/MND suffers from the same shortcomings for sensitive plant species, Mohave ground squirrel and desert tortoise. The Project has the potential to impact each of these biological resources, yet the IS/MND fails to analyze or mitigate these potential impacts. CEQA

[1] On March 13, 2020, the California Department of Fish and Wildlife ("CDFW") submitted a comment letter to the City regarding the Project's impacts on biological resources. While the CDFW comment was submitted in response to the original MND dated February 10, 2020, the comments are equally applicable to the current MND.

requires an EIR be prepared to fully analyze and mitigate potentially significant impacts to numerous special status species.

2. The IS/MND fails to establish a baseline of biological conditions at the Project site.

The IS/MND's conclusion that no threatened or endangered species inhabit the site is not supported by substantial evidence. Referring to "*desert tortoise, Mohave ground squirrel, burrowing owl, yellow warbler, short-joint beavertail, coast horned lizard, coopers hawk, palid bat* (sic)*, long-eared owl, white pygmy-poppy, booth's evening-primrose, Mojave tui chub, LeConte's thrasher, grey vireo, and other threatened/endangered species,"* the MND provides that "*The biological report states that none of these nor any other threatened or endangered species inhabit the site*." But this is not what the biological report concluded.

As Dr. Smallwood explains in his comments, "[t]he site is potentially rich in special-status species, contrary to the portrayal of the site by RCA (2019) and City of Hesperia (2020)." Smallwood, p. 5. Multiple special-status species of wildlife have now been documented on the Project site by both RCA in the Biological Resources Assessment and by Noriko Smallwood in her May 30, 2020 site visit. *Id*. In addition, according to eBird and iNaturalist records, 51 special-status species likely use the Project site at some time. *Id*.

Dr. Smallwood points out the absence of any detection level surveys that would provide actual evidence of the presence or absence of species at the Project site. Based on his expert opinion and his observations of the Project site, there has been no effort to detect whether or not numerous sensitive species are in harm's way from the Project. Dr. Smallwood comments on the one site visit conducted by one of the Project's consultants on a single day:

> RCA (2019) reportedly performed "focused" and "protocol" surveys for multiple special-status species, as well as habitat assessments for multiple species – all of the surveys performed during a single day on 16 September 2019. However, the methods used to accomplish this remarkable feat were lacking in critical details. No information was provided on the qualifications of the observers, their arrival time, nor how much time they spent on site. RCA (2019) neglected to provide fundamental methodological details recommended by CDFW (2012) for burrowing owl detection surveys, let alone the information needed to assess surveys results for the many additional special-status species at issue. There was no indication that RCA complied with the first desert tortoise survey guideline of conferring with the US Fish and Wildlife Service (Table 4). RCA (2019) failed to meet the majority of the standards in the survey guidelines for burrowing owl (Table 3), desert tortoise (Table 4), nor Mohave ground squirrel (Table 5). RCA provided neither focused surveys nor protocol surveys for any of the potentially occurring special-status species, and therefore should not claim to have done so.

Smallwood, p. 5-6.

The IS/MND's dismissal of the occurrence likelihood of LeConte's thrasher because of

the lack of recent CNDDB records is also flawed. This is an incorrect use of CNDDB. Dr. Smallwood explains:

> The limitations of CNDDB are well-known, and summarized by CDFW in a warning presented on its CNDDB web site (https://wildlife.ca.gov/Data/ CNDDB/Maps-and-Data): "*We work very hard to keep the CNDDB and the Spotted Owl Database as current and up-to-date as possible given our capabilities and resources. However, we cannot and do not portray the CNDDB as an exhaustive and comprehensive inventory of all rare species and natural communities statewide. Field verification for the presence or absence of sensitive species will always be an important obligation of our customers*…" RCA's misuse of CNDDB added to a flawed environmental baseline, and thus a flawed foundation of the Initial Study. With a flawed foundation, the Initial Study could not fully disclose impacts.

Smallwood, p. 6.

CDFW pointed out additional shortcomings in the IS/MND's evaluation of the environmental baseline. Referring to the IS/MND's failure to establish an environmental baseline for sensitive plant species, CDFW points out that the General Biological Assessment performed by RCA Associates, Inc. is unclear as to whether the entire Project area was surveyed and all plants identified to the taxonomic level necessary to determine rarity and listing status. CDFW, p. 6. In addition, the IS/MND also fails to establish a baseline for the Mohave ground squirrel because the survey for the species was conducted during the wrong time of year. CDFW, p. 8.

Similarly, CDFW notes that,"[i]t is unclear from The General Biological Resources Assessment performed by RCA Associates if the potential presence of desert kit fox and American badger in the Project Area or surrounding area was evaluated." CDFW, p. 4. This is in part because the report did not assess habitat suitability or potential for presence of the species. *Id*. Without this information, the IS/MND failed to establish an environmental baseline from which to evaluate the Project's potential impacts on desert kit fox and American badgers, both of which are protected species.

Establishing an accurate baseline is the sine qua non to adequately analyzing and mitigating the significant environmental impacts of the Project. *See* CEQA Guidelines, § 15125(a); *Save Our Peninsula*, 87 Cal.App.4th at 121-123. Unfortunately, the IS/MND's failure to investigate and identify the occurrences of sensitive biological resources at the Project site results in a skewed baseline. Such a skewed baseline ultimately "mislead(s) the public" by engendering inaccurate analyses of environmental impacts, mitigation measures and cumulative impacts for biological resources. (ee *San Joaquin Raptor Rescue Center*, 149 Cal.App.4th at 656; *Woodward Park Homeowners*, 150 Cal.App.4th at 708-711. The IS/MND's failure to acknowledge the abundance of special status species that likely will be adversely affected by the extensive building proposed in the Project "lacks analysis" and "omits the magnitude of the impact" to biological resources. *Sierra Club v. Cty. of Fresno*, 6 Cal.5th at 514. As a result, the IS/MND is insufficient as a matter of law.

The various preconstruction surveys called for in the IS/MND do nothing to rectify the IS/MND's numerous shortcomings in disclosing impacts. Nor would those surveys to be conducted just prior to construction stand-in as a proper baseline from which to disclose and evaluate impacts. Smallwood, p. 16-17.

By failing to conduct any surveys and disregarding the absence of key species from the project site, ignoring numerous other species likely to be present, the IS/MND fails to establish and otherwise skews the entire biological resources baseline for the Project. This entire section should be redone, starting with properly timed, truly focused, detection surveys of the entire site and a complete list of special status bird species that may be adversely affected by the Project.

3. The IS/MND fails to analyze the Project's impacts on wildlife from additional traffic generated by the Project.

According to the IS/MND, the Project will generate 742 automobile trips per day. Yet the IS/MND provides no analysis of the impacts on wildlife that will be caused by this significant increase in traffic on the roadways servicing the Project. As a result of increased traffic resulting from the Project, Dr. Smallwood identified likely impacts to special-status species including the desert tortoise, burrowing owl, and Mohave ground squirrel." Smallwood, pp. 14-15. As Dr. Smallwood notes, "regardless of whether they live on site, [these species] must cross roadways that will experience increased traffic volume caused by this project." *Id*. at 14.

Vehicle collisions with special-status species is not a minor issue. Dr. Smallwood explains that a "recent study of traffic-caused wildlife mortality along a 2.5 mile stretch of Vasco Road in Contra Costa County, California, revealed 1,275 carcasses of 49 species of mammals, birds, amphibians and reptiles over 15 months of searches (Mendelsohn et al. 2009)." When adjusted for the proportion of fatalities that were not found due to scavenger removal and searcher error, "[t]his fatality number translates to a rate of 3,900 wild animals per mile per year killed along 2.5 miles of road in 1.25 years." *Id.*

The IS/MND must analyze whether increased traffic generated by the Project will similarly result in significant impacts to wildlife such as desert tortoise, burrowing owl, and Mohave ground squirrel.

4. The IS/MND's conclusion that the Project will not have a significant impact on wildlife movement is not supported by substantial evidence.

The IS/MND concludes that, with mitigation, the Project will have a less-than-significant impact on wildlife movement. IS/MND, p. 10. Yet the IS/MND provides no explanation of this conclusions. There is no explanation of what the impact would be without mitigation or how and to what extent mitigation would reduce the impact. In fact, there is not even a specific mitigation measure identified that would be relevant to this conclusion. The MND "must contain facts and analysis, not just the agency's bare conclusions or opinions." *Concerned Citizens of Costa Mesa*

c. 32nd Dist. Ag. Assn. (1986) 42 Cal.3d 929, 935; *Citizens of Goleta Valley v. Bd. of Sups.* (1990) 52 Cal.3d 553, 568. Here, the MND provides nothing more than a bare conclusion that the Project will have a less-than-significant impact on wildlife movement. Approving the MND without evidence to support this conclusion would be an abuse of discretion.

5. The Project may have a significant impact on biological resources as a result of pest control.

In addition to failing to analyze impacts on wildlife from vehicle collisions, the IS/MND also fails to analyze impacts from the use of pesticides within and outside of the proposed warehouse and other buildings. There are many businesses that provide services and products for controlled stored products pests, perching birds, and rodent and other mammal pests within and around distribution warehouses. Smallwood, p. 15. This indicates a conflict between wildlife and warehousing. Practices related to animal damage control need to be disclosed and the impact of those practices on wildlife analyzed. An EIR is needed to fully analyze the potential impacts to wildlife as a result of animal control in and around the warehouse. Smallwood, p. 15.

6. The IS/MND's conclusion that the Project will not have a cumulative impact on biological resources is not supported by substantial evidence.

The IS/MND concludes that the Project will not have as significant cumulative impact on biological resources because the vegetation cover on the Project site is common across the Mohave Desert. This explanation is not consistent with CEQA or ecological principles. The Project's impacts on biological resources must be looked at together with past, present, and reasonably foreseeable future projects that may also have impacts on biological resources. Particularly concerning here is that the biological analysis makes no mention of the massive expansion of solar and wind generation projects in the area and across the Mojave Desert. Smallwood, p. 16. Without any of this information, the MND's conclusion that the Project will have no cumulative biological impact is not supported by substantial evidence.

E. The IS/MND's Conclusion that the Project Will Not Have a Significant Cumulative Impact is Not Supported by Substantial Evidence.

For each environmental impact, the MND concludes that the Project would not result in cumulatively significant impacts, but this conclusion is completely unsupported. IS/MND, p. 28.

An initial study and MND must discuss a Project's significant cumulative impacts. 14 CCR § 15130(a). This requirement flows from CEQA section 21083, which requires a finding that a project may have a significant effect on the environment if "the possible effects of a project are individually limited but cumulatively considerable. . . . 'Cumulatively considerable' means that the incremental effects of an individual 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."

"Cumulative impacts" are defined as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." 14 CCR § 15355(a). "[I]ndividual effects may be changes resulting from a single project or a number of separate projects." *Id.* "The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time." *Comm. for a Better Env't v. Cal. Resources Agency ("CBE v. CRA")* (2002) 103 Cal.App.4th 98, 117; 14 CCR § 15355(b). A legally adequate cumulative impacts analysis views a particular project over time and in conjunction with other related past, present, and reasonably foreseeable probable future projects whose impacts might compound or interrelate with those of the project at hand.

The CEQA Guidelines allow two methods for satisfying the cumulative impacts analysis requirement: the list-of-projects approach, and the summary-of projects approach. Under either method, the MND must summarize the expected environmental effects of the project and related projects, provide a reasonable analysis of the cumulative impacts, and examine reasonable mitigation options. 14 CCR § 15130(b). The IS/MND's cumulative impacts analysis does not comply with either of these requirements.

Here, the IS/MND does not mention a single past, present, or future project that it evaluated cumulatively with the instant Project. Instead, he entire "analysis" supporting this conclusion is:

> Based upon the analysis in this initial study, a Mitigated Negative Declaration may be adopted. Development of this project will have a minor effect on the environment. These impacts are only significant to the degree that mitigation measures are necessary.

IS/MND, p. 28.

These statements are purely conclusory, and have no relevance to an analysis of the Project's cumulative impacts. Without any information on what – if any – cumulative projects were considered, and what environmental impacts those cumulative projects have, the public and decision makers lack any information on which to assess the validity of the cumulative impacts conclusions under CEQA.

As Dr. Smallwood points out, particularly concerning here is that the biological analysis makes no mention of the massive expansion of solar and wind generation projects in the area and across the Mojave Desert. Smallwood, p. 16. These and other projects have greatly impacted biological resources, and the impacts of this Project must be looked at cumulatively with other projects that may have similar impacts. Without even the most basic information about any of the cumulative projects or their environmental impacts, the IS/MND's general cumulative impact conclusion is not supported by substantial evidence.

An EIR is required to fully evaluate and mitigate potentially significant cumulative environmental impacts.

IV. CONCLUSION

In light of the above comments, the City must prepare an EIR for the Project, which should be circulated for public review and comment in accordance with CEQA. Thank you for considering these comments.

Sincerely,

Rebecca L. Davis
Lozeau | Drury LLP

EXHIBIT A

Shawn Smallwood, PhD
3108 Finch Street
Davis, CA 95616

Ryan Leonard, Senior Planner
City of Hesperia Planning Division
9700 Seventh Avenue
Hesperia, CA 92345

1 June 2020

RE: Steeno Warehouse

Dear Mr. Leonard,

I write to comment on the Initial Study/Mitigated Negative Declaration (City of Hesperia 2020) and supporting biological resources assessment (RCA Associates 2019) prepared for the proposed Steeno Warehouse Project (Site Plan Review SPR19-00015), which I understand would include a 123,132 ft^2 industrial/manufacturing building, a 19,600 ft^2 storage building, and an 8,865 ft^2 administration building on 9.5 acres of land at the southeast corner of US 395 and Poplar Street.

My qualifications for preparing expert comments are the following. I hold a Ph.D. degree in Ecology from University of California at Davis, where I subsequently worked for four years as a post-graduate researcher in the Department of Agronomy and Range Sciences. My research has been on animal density and distribution, habitat selection, habitat restoration, interactions between wildlife and human infrastructure and activities, conservation of rare and endangered species, and on the ecology of invading species. I performed research on wildlife mortality caused by wind turbines, electric distribution lines, agricultural practices, and road traffic. I authored numerous papers on special-status species issues. I served as Chair of the Conservation Affairs Committee for The Wildlife Society – Western Section. I am a member of The Wildlife Society and the Raptor Research Foundation, and I've been a part-time lecturer at California State University, Sacramento. I was Associate Editor of wildlife biology's premier scientific journal, The Journal of Wildlife Management, as well as of Biological Conservation, and I was on the Editorial Board of Environmental Management. I have performed wildlife surveys in California for thirty-three years, including at many proposed project sites. My CV is attached.

SITE VISIT

Noriko Smallwood, a wildlife biologist pursuing a Master's Degree at California State University Los Angeles, visited the proposed project site (Photo 1) from 05:32 to 08:32 hours and 10:55 to 11:30 hours on 30 May 2020. The site had been graded in the recent past, and so was covered by successional vegetation (Photo 1). Noriko surveyed the site and its surroundings using a pair of 7×42 Leica Ultravid binoculars. The weather was lightly cloudy and windy, 60-75 °F.

Photo 1. *The project site on 30 May 2020. Photo by Noriko Smallwood.*

Noriko saw a pair of breeding cactus wrens in a Joshua tree next to the project site (Photo 2), and multiple breeding pairs of horned larks on the project site. Both cactus wrens and horned larks are special-status species. Noriko also saw up 20 common ravens on site (Photo 3), a San Bernardino tiger whiptail (Photo 4), a California ground squirrel as well as a ground squirrel burrow complex (Photo 5). California ground squirrels provide burrows for use by burrowing owls, and ground squirrels and burrowing owls benefit each other through mutual predator alarm-calling.

Noriko saw 8 terrestrial vertebrate species of wildlife (Table 1). What she saw at the site adds to those species detected by RCA (2019) to total 17 terrestrial vertebrate species of wildlife. Besides this growing list of species on site, the birds Noriko saw there displayed breeding behaviors, so breeding is occurring on site. Birds breeding near the site undoubtedly forage on the project site to feed their chicks. The site also hosts harvester ants (Photo 6), which are the primary prey items of Blainville's horned lizard, and the site supports many grasshoppers (Photo 7), which are important prey items of Swanson's hawk, American kestrels, burrowing owls, loggerhead shrikes, and other special-status species. The site is actively used by wildlife, and therefore contributes substantially as wildlife habitat. A fair argument can be made for the need to prepare an EIR to adequately address potential project impacts on multiple special-status species and how to mitigate those impacts.

Photo 2. *Cactus wren guarding its nest site in a Joshua tree next to the project site, 30 May 2020. Photo by Noriko Smallwood.*

Photo 3 (left). *One of about 20 common ravens calling and socializing on the project site, 30 May 2020. Photo by Noriko Smallwood.*

Photo 4 (right). *San Bernardino tiger whiptail next to the project site on 30 May 2020. Photo by Noriko Smallwood.*

Photo 5. *Ground squirrel burrows under a juniper next to the project site, 30 May 2020. Photo by Noriko Smallwood.*

Photo 6. Harvester ants at *the project site, 30 May 2020. Photo by Noriko Smallwood.*

Photo 7. One of many grasshoppers on *the project site, 30 May 2020. Photo by Noriko Smallwood.*

Table 1. *Species of wildlife Noriko Smallwood observed during 05:32 to 08:32 hours and 10:55 to 11:30 hours on 30 May 2020 at the site of the proposed project.*

Species	***Scientific name***	**Status[1]**	**Notes**
Mourning dove	*Zenaida macroura*		Flyover
Cactus wren	*Campylorhynchus brunneicapillus*	BCC	Nesting in Joshua tree just off site
California horned lark	*Eremophila alpestris actia*	TWL	Multiple nests
Common raven	*Corvus corax*		20 calling, socializing
House sparrow	*Passer domesticus*	Non-native	Breeding
House finch	*Carpodacus mexicanus*		Breeding behavior
California ground squirrel	*Otospermophilus beecheyi*		Adjacent property
Great Basin whiptail	*Aspidoscelis tigris tigris*		Just off site
Harvester ants	*Pogonomermyx californicus*		

[1] BCC = U.S. Fish and Wildlife Service Bird Species of Conservation Concern, TWL = Taxa to Watch List (Shuford and Gardali 2008).

BIOLOGICAL IMPACTS ASSESSMENT

Referring to "*desert tortoise, Mohave ground squirrel, burrowing owl, yellow warbler, short-joint beavertail, coast horned lizard, coopers hawk, palid bat* (sic), *long-eared owl, white pygmy-poppy, booth's evening-primrose, Mojave tui chub, LeConte's thrasher, grey vireo, and other threatened/endangered species (20)*" City of Hesperia (2020:11) reports, "*The biological report states that none of these nor any other threatened or endangered species inhabit the site.*" This is not what the biological resources report concluded. According to RCA (2019:4), "*Following completion of the habitat assessment, it was determined that the site does support suitable habitat for the burrowing owl.*" RCA (2019) also concluded habitat on the site is suitable for Blainville's horned lizard, short-joint beavertail, Booth's evening-primrose, white pygmy-poppy, and LeConte's thrasher. City of Hesperia (2020) selectively uses the findings of RCA (2019), and therefore mischaracterizes them.

In fact, multiple special-status species of wildlife have been documented on the site by RCA (2019) on 16 September 2019 and Noriko Smallwood on 30 May 2020, including cactus wren, horned lark, and Bell's sage sparrow. According to eBird and iNaturalist records, and habitat descriptions and geographic range map overlaps, 51 special-status species of wildlife likely use the site at one time or another (Table 2). The site is potentially rich in special-status species, contrary to the portrayal of the site by RCA (2019) and City of Hesperia (2020).

Even had City of Hesperia accurately represented the biological resources report, such a conclusion would be unsupportable without having performed detection surveys for burrowing owl and the other special-status species. RCA (2019) found California ground squirrels on site, which predispose the site for use by burrowing owls. Despite earlier concluding the habitat on site was suitable for burrowing owls, RCA (2019) also concluded "*no suitable (i .e., "occupiable") burrows were observed*." However, if California ground squirrels were found on site, then suitable burrows were available for burrowing owls, as California ground squirrels and burrowing owls cohabitate within California ground squirrel burrow complexes (Smallwood and Morrison 2018).

Also, according to City of Hesperia (2020:11), "*No owls or owl signs were seen on the property during the survey and no suitable burrows were observed. Although the burrowing owl was determined to be absent from the site...*" Again, such a conclusion is unsupportable without having performed detection surveys. That burrowing owls were not seen during one day in September means nothing. RCA (2019) did not come anywhere close to following the CDFW (2012) guidelines on burrowing owl detection surveys (Table 3). Following the guidelines is especially important because the Desert Renewable Energy Conservation Plan depicts burrowing owl records at or very close to the project site.

RCA (2019) reportedly performed "focused" and "protocol" surveys for multiple special-status species, as well as habitat assessments for multiple species – all of the surveys performed during a single day on 16 September 2019. However, the methods used to

accomplish this remarkable feat were lacking in critical details. No information was provided on the qualifications of the observers, their arrival time, nor how much time they spent on site. RCA (2019) neglected to provide fundamental methodological details recommended by CDFW (2012) for burrowing owl detection surveys, let alone the information needed to assess surveys results for the many additional special-status species at issue. There was no indication that RCA complied with the first desert tortoise survey guideline of conferring with the US Fish and Wildlife Service (Table 4). RCA (2019) failed to meet the majority of the standards in the survey guidelines for burrowing owl (Table 3), desert tortoise (Table 4), nor Mohave ground squirrel (Table 5). RCA provided neither focused surveys nor protocol surveys for any of the potentially occurring special-status species, and therefore should not claim to have done so.

RCA (2019) was inconsistent in its analysis of potential impacts. For example, although RCA's Table 4-1 characterized on-site habitat as suitable for burrowing owls, and although RCA reportedly detected California ground squirrels on site, RCA concluded, "*The probability of owls moving onto the site in the future is low based on the results of the field investigations and the absence of any suitable burrows that the species could utilize*." What is unsuitable about ground squirrel burrows? I mapped nearly 800 nest sites of burrowing owls in one study (Smallwood et al. 2013), and hundreds more burrows used by burrowing owls as non-breeding season refugia in the same study. Of the 2,028 sites occupied by burrowing owls in that study, 9 were in rock formations, 8 were in culvert pipes, 7 were in ground squirrel burrows that had been reamed by American badgers, and 99% of them were in ground squirrel burrows within active squirrel-occupied burrow complexes. Ground squirrels were also the dominant providers of burrowing owl burrows in another two large studies I performed (e.g., Smallwood and Morrison 2018) as well as multiple additional small-scale studies. RCA's analysis was flawed. In fact, it was so flawed that it reached the opposite conclusion that would have been reached by biologists familiar with burrowing owl ecology.

RCA (2019) dismissed the occurrence likelihood of LeConte's thrasher for lack of recent CNDDB records. This determination, like others made for other special-status species, represented an abuse of CNDDB. Lack of CNDDB records does not mean a species is absent from a site. Consulting CNDDB is fine for confirming presence of a species, but it is inappropriate for determining absence and hence to narrow a list of potentially occurring species. CNDDB relies on voluntary reporting, but not on scientific sampling or access to all properties. The limitations of CNDDB are well-known, and summarized by CDFW in a warning presented on its CNDDB web site (https://wildlife.ca.gov/Data/CNDDB/Maps-and-Data): "*We work very hard to keep the CNDDB and the Spotted Owl Database as current and up-to-date as possible given our capabilities and resources. However, we cannot and do not portray the CNDDB as an exhaustive and comprehensive inventory of all rare species and natural communities statewide. Field verification for the presence or absence of sensitive species will always be an important obligation of our customers...*" RCA's misuse of CNDDB added to a flawed environmental baseline, and thus a flawed foundation of the Initial Study. With a flawed foundation, the Initial Study could not fully disclose impacts.

Table 2. *Occurrence likelihoods of wildlife species at the project site.*

Common name	***Species name***	**Status**	**Occurrence**
Mojave fringe-toed lizard	*Uma scoparia*	SSC	Range overlap
Blainville's horned lizard	*Phrynosoma blainvillii*	SSC	iNaturalist nearby
Agassiz's desert tortoise	*Gopherus agassizii*	FT, CT	iNaturalist nearby
California gull	Larus californicus	TWL	eBird nearby
Turkey vulture	*Cathartes aura*	FGC 3503.5	eBird nearby
Golden eagle	*Aquila chrysaetos*	BGEPA, CFP	eBird nearby
Red-tailed hawk	*Buteo jamaicensis*	FGC 3503.5	eBird nearby
Swainson's hawk	*Buteo swainsoni*	CT, FGC 3503.5	eBird nearby
Red-shouldered hawk	*Buteo lineatus*	FGC 3503.5	eBird nearby
Ferruginous hawk	*Buteo regalis*	TWL, FGC 3503.5	eBird nearby
Northern harrier	*Circus cyaneus*	SSC3, FGC 3503.5	eBird nearby
White-tailed kite	*Elanus leucurus*	CFP, FGC 3503.5	eBird nearby
Sharp-shinned hawk	*Accipiter striatus*	FGC 3503.5	eBird nearby
Cooper's hawk	*Accipiter cooperi*	FGC 3503.5	eBird nearby
American kestrel	*Falco sparverius*	FGC 3503.5	eBird nearby
Merlin	*Falco columbarius*	FGC 3503.5	eBird adjacent
Prairie falcon	*Falco mexicanus*	BCC, FGC 3503.5	eBird nearby
Peregrine falcon	*Falco peregrinus*	BCC, CE, CFP	eBird nearby
Barn owl	*Tyto alba*	FGC 3503.5	eBird nearby
Great-horned owl	*Bubo virginianus*	FGC 3503.5	eBird nearby
Western screech-owl	*Megascops kennicotti*	FGC 3503.5	eBird nearby
Burrowing owl	*Athene cunicularia*	BCC, SSC2, FGC 3503.5	eBird nearby
Vaux's swift	*Chaetura vauxi*	SSC2	eBird nearby
Costa's hummingbird	*Calypte costae*	BCC	eBird nearby
Allen's hummingbird	*Selasphorus sasin*	BCC	eBird nearby
Nuttall's woodpecker	*Picoides nuttallii*	BCC	eBird nearby
Cactus wren	*Campylorhynchus brunneicapillus*	BCC	eBird nearby; Smallwood reported on site
Horned lark	*Eremophila alpestris actia*	TWL	eBird nearby; RCA and Smallwood reported on site

Common name	***Species name***	**Status**	**Occurrence**
Southwestern willow flycatcher	*Empidonax traillii extimus*	FE, CE	eBird nearby
Olive-sided flycatcher	*Contopus cooperi*	SSC2	eBird nearby
Vermilion flycatcher	*Pyrocephalus rubinus*	SSC2	eBird nearby
Oak titmouse	*Baeolophus inornatus*	BCC	eBird nearby
Black-tailed gnatcatcher	*Polioptila nigriceps*	TWL	eBird in region
Loggerhead shrike	*Lanius ludovicianus*	SSC2	eBird nearby
LeConte's thrasher	*Toxostoma leconte*	BCC, SSC1	eBird nearby
Bendire's thrasher	*Toxostoma bendirei*	BCC, SSC3	eBird nearby
Yellow warbler	*Dendroica petachia*	BCC, SSC2	eBird nearby
Bell's sage sparrow	*Amphispiza b. belli*	TWL	eBird nearby; RCA found
Oregon vesper sparrow	*Pooecetes gramineus affinis*	SSC2	eBird nearby
Lawrence's goldfinch	*Carduelis lawrencei*	BCC	eBird nearby
Pocketed free-tailed bat	*Nyctinomops femorosaccus*	SSC	Possible
Pallid bat	*Antrozous pallidus*	SSC	Range overlap
Fringed myotis	*Myotis thysanodes*	WBWG	Range overlap
Long-legged myotis	*Myotis evotis*	WBWG	Range overlap
Long-legged myotis	*Myotis volans*	WBWG	Range overlap
Yuma myotis	Myotis yumanensis	SSC	Range overlap
Western yellow bat	*Lasiurus xanthinus*	SSC	Range overlap
American badger	*Taxidea taxus*	SSC	Range overlap
Southern grasshopper mouse	*Onychomys torridus ramona*	SSC	Range overlap
Pallid San Diego pocket mouse	*Chaetodipus fallax pallidus*	SSC	Possible
Mohave ground squirrel	*Xerospermophilus mojavensis*	CT	Range overlap

1 Listed as FE and FT = federal endangered and threatened, BCC = U.S. Fish and Wildlife Service Bird Species of Conservation Concern, CE and CT = California endangered and threatened, CFP = California Fully Protected (FGC Code 3511), SSC = California species of special concern, SSC1, SSC2 and SSC3 = California Bird Species of Special Concern priorities 1, 2 and 3, respectively, and TWL = Taxa to Watch List (Shuford and Gardali 2008), FGC 3503.5 = California Fish and Game Code 3503.5 (Birds of prey), and WBWG = Western Bat Working Group listing as moderate or high priority.

Table 3. *Assessment of whether 2019 site visit (RCA Associates 2019) achieved the standards in CDFW's (2012) recommended burrowing owl survey protocol. Standards are numbered to match those in CDFW (2012).*

Standard in CDFW (2012)	**Assessment of surveys performed**	**Was the standard met?**
Minimum qualifications of biologists performing surveys and impact assessments		
(1) Familiarity with the species and local ecology	Pointed out only that burrowing owls use burrows excavated by other species	No
(2) Experience conducting habitat assessments and breeding and non-breeding season surveys	No description of experience was provided	No
(3) Familiarity with regulatory statutes, scientific research and conservation related to burrowing owls	No indication of familiarity with scientific research or conservation related to burrowing owls	No
(4) Experience with analyzing impacts on burrowing owls	No summary of such experience	No
Habitat assessment		
(1) Conduct at least 1 visit covering entire site and offsite buffer to 150 m	One visit was made	Yes
(2) Prior to site visit, compile relevant biological information on site and surrounding area	No compilation reported	No
(3) Check available sources for occurrence records	Only CNDDB was checked	No
(4) Identify vegetation cover potentially supporting burrowing owls on site and vicinity	Vegetation crudely reported, but not related to burrowing owls	No
(5a) Describe project and timeline of activities	Vague	No
(5b) Regional setting map showing project location		Yes
(5c) Detailed map with project footprint, topography, landscape and potential vegetation-altering activities		No
(5d) Biological setting including location, acreage, terrain, soils, geography, hydrology, land use and management history	Not provided	No
(5e) Analysis of relevant historical information concerning burrowing owl use or occupancy	No, and there was no evidence that local people were interviewed about burrowing owl use of the site or area	No
(5f) Vegetation cover and height typical of temporal and spatial scales relevant to the assessment	No specific reporting on this	No

Standard in CDFW (2012)	Assessment of surveys performed	Was the standard met?
(5g) Presence of burrowing owl individuals, pairs or sign	Wrong time of year	No
(5h) Presence of suitable burrows or burrow surrogates	Misleading conclusion that no suitable burrows available	No
Breeding season surveys		
Perform 4 surveys separated by at least 3 weeks	Not performed	No
1 survey between 15 February and 15 April	Not performed	No
2-3 surveys between 15 April and 15 July	Not performed	No
1 survey following June 15	Not performed	No
Walk transects spaced 7 m to 20 m apart	Not performed	No
Scan entire viewable area using binoculars at start of each transect and at 100 m intervals	Not performed	No
Record all potential burrow locations determined by presence of owls or sign	Not performed	No
Survey when temperature >20° C (68° F), winds <12 km/hr, and cloud cover <75%	Not performed	No
Survey between dawn and 10:00 hours or within 2 hours before sunset	Not performed	No
Identify and discuss any adverse conditions such as disease, predation, drought, high rainfall or site disturbance	Not performed	No
Survey several years where activities will be ongoing, annual or start-and-stop to cover high nest site fidelity	Not performed	No
Reporting should include:		
(1) Survey dates with start and end times and weather conditions	Times not even reported for habitat assessment	No
(2) Qualifications of surveyor(s)	None reported	No
(3) Discussion of how survey timing affected comprehensiveness and detection probability	Not performed	No

Standard in CDFW (2012)	Assessment of surveys performed	Was the standard met?
(4) Description of survey methods including point count dispersal and duration	Not performed	No
(5) Description and justification of the area surveyed	Not performed	No
(6) Numbers of nestlings or juveniles associated with each pair and whether adults were banded or marked	Not performed	No
(7) Descriptions of behaviors of burrowing owls observed	Not performed	No
(8) List of possible burrowing owl predators in the area, including any signs of predation of burrowing owls	Not performed	No
(9) Detailed map showing all burrowing owl locations and potential or occupied burrows	Not performed	No
(10) Signed field forms, photos, etc.	Not performed	No
(11) Recent color photos of project site	Not performed	No
(12) Copies of CNDDB field forms	Not performed	No

Table 4. *Assessment of whether 2019 site visit (RCA Associates 2019) achieved the standards in USFWS's (2017) recommended desert tortoise survey protocol.*

Standard in USFWS (2017)	**Assessment of surveys performed**	**Was the standard met?**
Coordinate with USFWS	No coordination	No
Survey entire action area	Surveyed action area plus 600-foot buffer to north and west	Yes
Establish 10-m wide belt transects	No map of transects reported	Yes
Examine every burrow using flashlight or mirror	No mention of surveying any burrows, nor doing so with a light or mirror	No
Record all tortoise sign	Reportedly none found	Yes
Prefer focused surveys over multispecies surveys	Simultaneous survey for "general plant and animal," burrowing owl, Mojave ground squirrel, and desert tortoise	No
Prefer experienced searchers	No summary of searcher experience	No
The action area is the area directly affected by the project, including roads along which the project noticeably increased traffic volume	The roads servicing the project will experience increased truck traffic and need to be assessed for potential impacts on desert tortoise	No

Table 5. *Assessment of whether 2019 site visit (RCA Associates 2019) achieved the standards in CDFW's (2010) recommended Mohave ground squirrel survey protocol for projects <180 acres. Standards are numbered to match those in CDFW (2010).*

Standard in USFWS (2017)	**Assessment of surveys performed**	**Was the standard met?**
(1) Trapping requires CDFW-authorized MOU, naming qualified biologists on MOU	No MOU was arranged	No
(2) Visual scan surveys 15 March – 15 April	Surveyed on 16 September	No
(2) Visual scans during daylight hours	Insufficient reporting	Yes
(2) Surveyors must be capable of distinguishing Mohave ground squirrels from white-tailed antelope squirrels	Experience not summarized	Unknown
(3) Negative visual scans to be followed by trapping grids using 12" Sherman live-traps	No trapping performed	No
(4) Linear sites use 1 100-trap grid per mile of 25 rows of 4 traps, each row spaced 35 m	No trapping performed	No
(5) Nonlinear sites use 1 100-trap grid per 80 acres with 35-m spacing between traps	No trapping performed	No
(6) Trap 5 consecutive days or until squirrel trapped. If no captures in 5 days, trap another 5 consecutive days, and if no captures repeat for a third set of 5 consecutive days	No trapping performed	No
(6) Complete first 5 consecutive days of trapping 15 March – 30 April, second set of 5 days at least 2 weeks following the first but between 1 May and 30 May, third set of 5 days at least 2 weeks following the 2nd but between 15 June and 15 July	No trapping performed	No
(6) All trapping must avoid high winds, rain, and temperatures <10° C	No trapping performed	No
(8) One qualified biologist manages each set of 100 traps	No trapping performed	No
(8) Each trap must be covered for shade, which is to be oriented N-S	No trapping performed	No
(8) Open traps ≤1 hour of sunrise and closed ≤1 hour of sunset	No trapping performed	No
(8) Check traps every 4 hours	No trapping performed	No
(8) While traps are open, hourly measure temperature in shade 1 foot above ground within the grid, closing traps when temperature exceeds 32° C	No trapping performed	No
(9) Qualified biologist to complete Survey and Trapping Form attached to guidelines and submit to CDFW	No trapping performed	No
(11) Negative trapping results are valid for 1 year	No trapping performed	No

Wildlife Movement

City of Hesperia (2012) concludes the project, with mitigation, would have no significant impact on wildlife movement in the region. However, City of Hesperia (2020) provides no explanation for its conclusion, nor did RSA (2019) address the issue. There is no explanation for how mitigation would lessen the impacts to less than significant, nor is there specific mitigation identified that would do so. This issue needs to be addressed. A fair argument can be made for the need of an EIR to address this and other potential project impacts.

Traffic Impacts on Wildlife

City of Hesperia (2020) predicts a daily automobile trip generation of 742. That would be a substantial addition to the traffic using roads to and from the project site, posing crushing and collision hazards to many species of wildlife, including species listed in Table 2. A fundamental shortfall of City of Hesperia (2020) is its failure to analyze the impacts of the project's added road traffic on special-status species of wildlife that, regardless of whether they live on the site, must cross roadways that will experience increased traffic volume caused by this project. City of Hesperia (2020) provides no analysis of impacts on wildlife that will be caused by increased traffic on roadways servicing the project.

Across North America, traffic impacts have taken devastating tolls on wildlife (Forman et al. 2003). In Canada, 3,562 birds were estimated killed per 100 km of road per year (Bishop and Brogan 2013), and the US estimate of avian mortality on roads is 2,200 to 8,405 deaths per 100 km per year, or 89 million to 340 million total per year (Loss et al. 2014). Local impacts can be more intense than nationally.

A recent study of traffic-caused wildlife mortality along a 2.5 mile stretch of Vasco Road in Contra Costa County, California, revealed 1,275 carcasses of 49 species of mammals, birds, amphibians and reptiles over 15 months of searches (Mendelsohn et al. 2009). This fatality number needs to be adjusted for the proportion of fatalities that were not found due to scavenger removal and searcher error. This adjustment is typically made by placing carcasses for searchers to find (or not find) during their routine periodic fatality searches. This step was not taken at Vasco Road (Mendelsohn et al. 2009), but it was taken as part of another study right next to Vasco Road (Brown et al. 2016). The Brown et al. (2016) adjustment factors were similar to those for carcass persistence of road fatalities (Santos et al. 2011). Applying searcher detection rates estimated from carcass detection trials performed at a wind energy project immediately adjacent to this same stretch of road (Brown et al. 2016), the adjusted total number of fatalities was estimated at 12,187 animals killed by traffic on the road. This fatality number translates to a rate of 3,900 wild animals per mile per year killed along 2.5 miles of road in 1.25 years. In terms comparable to the national estimates, the estimates from the Mendelsohn et al. (2009) study would translate to 243,740 animals killed per 100 km of road per year, or 29 times that of Loss et al.'s (2014) upper bound estimate and 68 times the Canadian estimate. An analysis is needed of whether increased traffic in the area

would similarly result in intense local impacts on wildlife such as desert tortoise, burrowing owl, and Mohave ground squirrel. A fair argument can be made for the need to prepare an EIR to address potential traffic impacts on wildlife and how to mitigate those impacts.

Pest Control and Target and Non-target Mortality

No impacts assessment or mitigation measures were discussed in City of Hesperia (2020) regarding the use of pesticides within and outside the proposed warehouse and other buildings. Multiple businesses advertise their services on the internet for controlling stored products pests, perching birds, and rodent and other mammal pests within and around distribution warehouses (e.g., https://www.catseyepest.com/pest-control/commercial-pest-control/warehouse-and-distribution-facilities, http://advancedipm.com /commercial/ commercial-pest-management-for-warehouses-and-distribution-centers/, https://www.terminix.com/blog/commercial/how-pests-impact-warehouses/. These types of businesses advertise exclusion strategies, as well as fumigation for stored products pests, glue boards for rodents, and 'other measures.' Having a background in animal damage control, I am familiar with 'other methods,' including the use of anticoagulant poisons and acute toxicants such as strychnine. I also know from experience that the use of toxicants can harm non-target wildlife through direct exposure and indirect exposure via predation and scavenging. In other words, pest control involving toxicants can result in the spread of toxicants beyond the warehouse.

I reviewed the scientific literature on animal damage control associated with warehousing. Little to no serious scientific attention has been directed toward animal damage control in warehouse settings. That businesses are advertising their animal damage control services in warehousing indicates either an awareness or an assumption that the warehousing industry experiences damage from wildlife. There also exists a how-to manual on managing animal pests in distribution warehouses (http://www.pctonline.com/article/vertebrate-pests--the-fight-against-pallet-mice/), further indicating conflicts exist between wildlife and warehousing. It is important, therefore, that an EIR be prepared to address the potential impacts of animal damage control associated with this proposed project. Industry practices related to animal damage control should be detailed, as well as anticipated practices at this project. Potential impacts caused by these practices need to be assessed, and suitable mitigation measures formulated along with assurances that they will be implemented.

CUMULATIVE IMPACTS

RCA Associates (2019) concluded that cumulative impacts will be negligible because the vegetation cover on the site is common across the Mohave Desert. If that was the standard – that a particular resource that will be diminished by a project is regionally common – then CEQA would not require cumulative impacts analysis. RCA Associates (2019) performed no cumulative effects analysis addressing the incremental effects of past, present and reasonable conceivable future projects in the region. City of Hesperia

(2020) does no better, and in fact makes no mention of biological resources in its two-sentence cumulative impacts analysis.

RCA (2019) mentioned not one word about the vast expansion of solar and wind generation projects in the area and across the Mojave Desert. An EIR is needed to tabulate the habitat loss and traffic generation from existing and planned warehouses and other commercial and industrial projects in the region, and then from this tabulation the EIR needs to be prepared to analyze cumulative impacts. An EIR is needed also to formulate appropriate mitigation for traffic-caused wildlife mortality.

MITIGATION

City of Hesperia (2020) recommends several mitigation measures, which I address below.

1. Burrowing owl clearance surveys.

Contrary to the implication in City of Hesperia's recommendation, the clearance surveys that are recommended cannot achieve consistency with the standards of CDFW (2012). Preconstruction surveys are not detection surveys. Preconstruction surveys would detect only the most readily detectable nest sites, and the rest would be destroyed by the project. Detection surveys are needed to either detect burrowing owls or support a determination of absence; preconstruction surveys cannot do this. Detection surveys are needed to estimate project impacts, and to inform the formulation of appropriate mitigation. They are also needed to inform biologists about where preconstruction surveys would be most effective. Performing preconstruction surveys without having first performed detection surveys would be inconsistent with CDFW (2012).

2. Provide construction buffer zones around burrowing owl burrows.

This measure needs to follow the performance of detection surveys that meet the standards of the burrowing owl survey guidelines (CDFW 2012). If occupied burrows are detected, City of Hesperia needs to confer with CDFW about construction buffer zones versus construction timing.

3. Preconstruction surveys for breeding birds.

Preconstruction surveys are proposed for nesting birds, as they ought to be. However, preconstruction surveys are really wildlife salvage surveys; they are intended as last-minute efforts to save the readily detectable birds or their nests from being crushed by heavy machinery. With many bird nests on site during the breeding season, and with the majority of these nests having been constructed for concealment from predators, preconstruction surveys are assured to detect a tiny fraction of bird nests. Such surveys would save very few of the nesting birds in peril.

Furthermore, preconstruction surveys cannot estimate nor offset the permanent loss of breeding habitat and all of the productive capacity lost with that habitat. Far more effective than preconstruction surveys, construction timed outside the breeding season would cause no direct mortality of breeding birds, although this approach cannot avoid habitat loss and loss of breeding capacity.

4 and 5. Preconstruction surveys for desert tortoise and Mohave ground squirrel.

As explained for burrowing owl, preconstruction surveys are no substitutes for detection surveys. Detection surveys have not been performed at the project site; RCA (2019) did not perform protocol-level detection surveys.

RECOMMENDED MEASURES

Detection surveys

Detection surveys need to be completed to inform an EIR. Detection surveys are needed to assess impacts, to inform preconstruction take-avoidance surveys by mapping out where biologists performing preconstruction surveys are most likely to find animals before the tractor blade finds them, and to inform the formulation of appropriate mitigation measures. Detection surveys need to be consistent with guidelines and protocols that wildlife ecologists have uniquely developed for use with each special-status species. Catch-all surveys, such as the survey performed by RCA Associates, are not appropriate for determining the absence of any species let alone all of them.

Wildlife Movement

City of Hesperia (2020) provides no mitigation for adverse impacts on regional movement of wildlife. At a minimum, substantial compensatory mitigation is needed in response to the project's impacts on wildlife movement, including impacts on birds using the site as stop-over or staging habitat during migration.

Road Mortality

Compensatory mitigation is needed for the increased wildlife mortality that will be caused by the project's contribution to increased road traffic in the region. I suggest that this mitigation can be directed toward funding research to identify fatality patterns and effective impact reduction measures.

Fund Wildlife Rehabilitation Facilities

Compensatory mitigation ought also to include funding contributions to wildlife rehabilitation facilities to cover the costs of injured animals that will be delivered to these facilities for care. Most of the injuries will likely be caused by the increased trip

generation of cars and trucks. Many animals need treatment caused by collision injuries and an increasing number appear to be injured by the turbulence of passing trucks.

Thank you for your attention,

_____
Shawn Smallwood, Ph.D.

REFERENCES CITED

Bishop, C. A. and J. M. Brogan. 2013. Estimates of Avian Mortality Attributed to Vehicle Collisions in Canada. Avian Conservation and Ecology 8:2. http://dx.doi.org/10.5751/ACE-00604-080202.

Brown, K., K. S. Smallwood, J. Szewczak, and B. Karas. 2016. Final 2012-2015 Report Avian and Bat Monitoring Project Vasco Winds, LLC. Prepared for NextEra Energy Resources, Livermore, California.

CDFW (California Department of Fish and Wildlife). 2010 (updated from 2003). Mohave Ground Squirrel Survey Guidelines. Sacramento, California.

CDFW (California Department of Fish and Wildlife). 2012. Staff Report on Burrowing Owl Mitigation. Sacramento, California.

City of Hesperia. 2020. City of Hesperia Initial Study Environmental Checklist Form. Hesperia, California.

Forman, T. T., D. Sperling, J. A. Bisonette, A. P. Clevenger, C. D. Cutshall, V. H. Dale, L. Fahrig, R. France, C. R. Goldman, K. Heanue, J. A. Jones, F. J. Swanson, T. Turrentine, and T. C. Winter. 2003. Road Ecology. Island Press, Covello, California.

Loss, S. R., T. Will, and P. P. Marra. 2014. Estimation of Bird-Vehicle Collision Mortality on U.S. Roads. Journal of Wildlife Management 78:763-771.

Mendelsohn, M., W. Dexter, E. Olson, and S. Weber. 2009. Vasco Road wildlife movement study report. Report to Contra Costa County Public Works Department, Martinez, California.

RCA Associates, Inc. 2019. General Biological Resources Assessment: Hesperia, San Bernardino County, California. Report to Gerry Kilgallon, Los Angeles, California.

Santos, S. M., F. Carvalho, and A. Mira. 2011. How Long Do the Dead Survive on the Road? Carcass Persistence Probability and Implications for Road-Kill Monitoring Surveys. PLoS ONE 6(9): e25383. doi:10.1371/journal.pone.0025383

Shuford, W. D., and T. Gardali, [eds.]. 2008. California bird species of special concern: a ranked assessment of species, subspecies, and distinct populations of birds of immediate conservation concern in California. Studies of Western Birds 1. Western Field Ornithologists, Camarillo, California.

Smallwood, K. S. and M. L. Morrison. 2018. Nest-site selection in a high-density colony of burrowing owls. Journal of Raptor Research 52:454-470.

Smallwood, K.S., J. Beyea and M. Morrison. 1999. Using the best scientific data for endangered species conservation. Environmental Management 24:421-435.

Smallwood, K.S., A. Gonzales, T. Smith, E. West, C. Hawkins, E. Stitt, C. Keckler, C. Bailey, and K. Brown. 2001. Suggested standards for science applied to conservation issues. Transactions of the Western Section of the Wildlife Society 36:40-49.

U.S. Fish and Wildlife Service. 2017. Preparing for any action that may occur within the range of the Mojave Desert Tortoise (*Gopherus agassizii*).

Photo: Cabbage white butterfly on the project site, 30 May 2020. Photo by Noriko Smallwood.

Kenneth Shawn Smallwood
Curriculum Vitae

3108 Finch Street
Davis, CA 95616
Phone (530) 756-4598
Cell (530) 601-6857
puma@dcn.org

Born May 3, 1963 in Sacramento, California. Married, father of two.

Ecologist

Expertise

- Finding solutions to controversial problems related to wildlife interactions with human industry, infrastructure, and activities;
- Wildlife monitoring and field study using GPS, thermal imaging, behavior surveys;
- Using systems analysis and experimental design principles to identify meaningful ecological patterns that inform management decisions.

Education

Ph.D. Ecology, University of California, Davis. September 1990.
M.S. Ecology, University of California, Davis. June 1987.
B.S. Anthropology, University of California, Davis. June 1985.
Corcoran High School, Corcoran, California. June 1981.

Experience

- 477 professional publications, including:
- 81 peer reviewed publications
- 24 in non-reviewed proceedings
- 370 reports, declarations, posters and book reviews
- 8 in mass media outlets
- 87 public presentations of research results at meetings
- Reviewed many professional papers and reports
- Testified in 4 court cases.

Editing for scientific journals: Guest Editor, *Wildlife Society Bulletin*, 2012-2013, of invited papers representing international views on the impacts of wind energy on wildlife and how to mitigate the impacts. Associate Editor, *Journal of Wildlife Management*, March 2004 to 30 June 2007. Editorial Board Member, *Environmental Management*, 10/1999 to 8/2004. Associate Editor, *Biological Conservation*, 9/1994 to 9/1995.

Member, Alameda County Scientific Review Committee (SRC), August 2006 to April 2011. The

five-member committee investigated causes of bird and bat collisions in the Altamont Pass Wind Resource Area, and recommended mitigation and monitoring measures. The SRC reviewed the science underlying the Alameda County Avian Protection Program, and advised the County on how to reduce wildlife fatalities.

Consulting Ecologist, 2004-2007, California Energy Commission (CEC). Provided consulting services as needed to the CEC on renewable energy impacts, monitoring and research, and produced several reports. Also collaborated with Lawrence-Livermore National Lab on research to understand and reduce wind turbine impacts on wildlife.

Consulting Ecologist, 1999-2013, U.S. Navy. Performed endangered species surveys, hazardous waste site monitoring, and habitat restoration for the endangered San Joaquin kangaroo rat, California tiger salamander, California red-legged frog, California clapper rail, western burrowing owl, salt marsh harvest mouse, and other species at Naval Air Station Lemoore; Naval Weapons Station, Seal Beach, Detachment Concord; Naval Security Group Activity, Skaggs Island; National Radio Transmitter Facility, Dixon; and, Naval Outlying Landing Field Imperial Beach.

Fulbright Research Fellow, Indonesia, 1988. Tested use of new sampling methods for numerical monitoring of Sumatran tiger and six other species of endemic felids, and evaluated methods used by other researchers.

Peer Reviewed Publications

Smallwood, K. S. 2017. Long search intervals under-estimate bird and bat fatalities caused by wind turbines. Wildlife Society Bulletin 41:224-230.

Smallwood, K. S. 2017. The challenges of addressing wildlife impacts when repowering wind energy projects. Pages 175-187 in Köppel, J., Editor, Wind Energy and Wildlife Impacts: Proceedings from the CWW2015 Conference. Springer. Cham, Switzerland.

May, R., Gill, A. B., Köppel, J. Langston, R. H.W., Reichenbach, M., Scheidat, M., Smallwood, S., Voigt, C. C., Hüppop, O., and Portman, M. 2017. Future research directions to reconcile wind turbine–wildlife interactions. Pages 255-276 in Köppel, J., Editor, Wind Energy and Wildlife Impacts: Proceedings from the CWW2015 Conference. Springer. Cham, Switzerland.

Smallwood, K. S. 2017. Monitoring birds. M. Perrow, Ed., Wildlife and Wind Farms - Conflicts and Solutions, Volume 2. Pelagic Publishing, Exeter, United Kingdom. www.bit.ly/2v3cR9Q

Smallwood, K. S., L. Neher, and D. A. Bell. 2017. Siting to Minimize Raptor Collisions: an example from the Repowering Altamont Pass Wind Resource Area. M. Perrow, Ed., Wildlife and Wind Farms - Conflicts and Solutions, Volume 2. Pelagic Publishing, Exeter, United Kingdom. www.bit.ly/2v3cR9Q

Johnson, D. H., S. R. Loss, K. S. Smallwood, W. P. Erickson. 2016. Avian fatalities at wind energy facilities in North America: A comparison of recent approaches. Human–Wildlife Interactions 10(1):7-18.

Sadar, M. J., D. S.-M. Guzman, A. Mete, J. Foley, N. Stephenson, K. H. Rogers, C. Grosset, K. S. Smallwood, J. Shipman, A. Wells, S. D. White, D. A. Bell, and M. G. Hawkins. 2015. Mange Caused by a novel Micnemidocoptes mite in a Golden Eagle (*Aquila chrysaetos*). Journal of Avian Medicine and Surgery 29(3):231-237.

Smallwood, K. S. 2015. Habitat fragmentation and corridors. Pages 84-101 in M. L. Morrison and H. A. Mathewson, Eds., Wildlife habitat conservation: concepts, challenges, and solutions. John Hopkins University Press, Baltimore, Maryland, USA.

Mete, A., N. Stephenson, K. Rogers, M. G. Hawkins, M. Sadar, D. Guzman, D. A. Bell, J. Shipman, A. Wells, K. S. Smallwood, and J. Foley. 2014. Emergence of Knemidocoptic mange in wild Golden Eagles (Aquila chrysaetos) in California. Emerging Infectious Diseases 20(10):1716-1718.

Smallwood, K. S. 2013. Introduction: Wind-energy development and wildlife conservation. Wildlife Society Bulletin 37: 3-4.

Smallwood, K. S. 2013. Comparing bird and bat fatality-rate estimates among North American wind-energy projects. Wildlife Society Bulletin 37:19-33. + Online Supplemental Material.

Smallwood, K. S., L. Neher, J. Mount, and R. C. E. Culver. 2013. Nesting Burrowing Owl Abundance in the Altamont Pass Wind Resource Area, California. Wildlife Society Bulletin: 37:787-795.

Smallwood, K. S., D. A. Bell, B. Karas, and S. A. Snyder. 2013. Response to Huso and Erickson Comments on Novel Scavenger Removal Trials. Journal of Wildlife Management 77: 216-225.

Bell, D. A., and K. S. Smallwood. 2010. Birds of prey remain at risk. Science 330:913.

Smallwood, K. S., D. A. Bell, S. A. Snyder, and J. E. DiDonato. 2010. Novel scavenger removal trials increase estimates of wind turbine-caused avian fatality rates. Journal of Wildlife Management 74: 1089-1097 + Online Supplemental Material.

Smallwood, K. S., L. Neher, and D. A. Bell. 2009. Map-based repowering and reorganization of a wind resource area to minimize burrowing owl and other bird fatalities. Energies 2009(2):915-943. http://www.mdpi.com/1996-1073/2/4/915

Smallwood, K. S. and B. Nakamoto. 2009. Impacts of West Nile Virus Epizootic on Yellow-Billed Magpie, American Crow, and other Birds in the Sacramento Valley, California. The Condor 111:247-254.

Smallwood, K. S., L. Rugge, and M. L. Morrison. 2009. Influence of Behavior on Bird Mortality in Wind Energy Developments: The Altamont Pass Wind Resource Area, California. Journal of Wildlife Management 73:1082-1098.

Smallwood, K. S. and B. Karas. 2009. Avian and Bat Fatality Rates at Old-Generation and

Repowered Wind Turbines in California. Journal of Wildlife Management 73:1062-1071.

Smallwood, K. S. 2008. Wind power company compliance with mitigation plans in the Altamont Pass Wind Resource Area. Environmental & Energy Law Policy Journal 2(2):229-285.

Smallwood, K. S., C. G. Thelander. 2008. Bird Mortality in the Altamont Pass Wind Resource Area, California. Journal of Wildlife Management 72:215-223.

Smallwood, K. S. 2007. Estimating wind turbine-caused bird mortality. Journal of Wildlife Management 71:2781-2791.

Smallwood, K. S., C. G. Thelander, M. L. Morrison, and L. M. Rugge. 2007. Burrowing owl mortality in the Altamont Pass Wind Resource Area. Journal of Wildlife Management 71:1513-1524.

Cain, J. W. III, K. S. Smallwood, M. L. Morrison, and H. L. Loffland. 2005. Influence of mammal activity on nesting success of Passerines. J. Wildlife Management 70:522-531.

Smallwood, K.S. 2002. Habitat models based on numerical comparisons. Pages 83-95 *in* Predicting species occurrences: Issues of scale and accuracy, J. M. Scott, P. J. Heglund, M. Morrison, M. Raphael, J. Haufler, and B. Wall, editors. Island Press, Covello, California.

Morrison, M. L., K. S. Smallwood, and L. S. Hall. 2002. Creating habitat through plant relocation: Lessons from Valley elderberry longhorn beetle mitigation. Ecological Restoration 21: 95-100.

Zhang, M., K. S. Smallwood, and E. Anderson. 2002. Relating indicators of ecological health and integrity to assess risks to sustainable agriculture and native biota. Pages 757-768 *in* D.J. Rapport, W.L. Lasley, D.E. Rolston, N.O. Nielsen, C.O. Qualset, and A.B. Damania (eds.), Managing for Healthy Ecosystems, Lewis Publishers, Boca Raton, Florida USA.

Wilcox, B. A., K. S. Smallwood, and J. A. Kahn. 2002. Toward a forest Capital Index. Pages 285-298 *in* D.J. Rapport, W.L. Lasley, D.E. Rolston, N.O. Nielsen, C.O. Qualset, and A.B. Damania (eds.), Managing for Healthy Ecosystems, Lewis Publishers, Boca Raton, Florida USA.

Smallwood, K.S. 2001. The allometry of density within the space used by populations of Mammalian Carnivores. Canadian Journal of Zoology 79:1634-1640.

Smallwood, K.S., and T.R. Smith. 2001. Study design and interpretation of Sorex density estimates. Annales Zoologi Fennici 38:141-161.

Smallwood, K.S., A. Gonzales, T. Smith, E. West, C. Hawkins, E. Stitt, C. Keckler, C. Bailey, and K. Brown. 2001. Suggested standards for science applied to conservation issues. Transactions of the Western Section of the Wildlife Society 36:40-49.

Geng, S., Yixing Zhou, Minghua Zhang, and K. Shawn Smallwood. 2001. A Sustainable Agro-ecological Solution to Water Shortage in North China Plain (Huabei Plain). Environmental Planning and Management 44:345-355.

Smallwood, K. Shawn, Lourdes Rugge, Stacia Hoover, Michael L. Morrison, Carl Thelander. 2001. Intra- and inter-turbine string comparison of fatalities to animal burrow densities at Altamont Pass. Pages 23-37 in S. S. Schwartz, ed., Proceedings of the National Avian-Wind Power Planning Meeting IV. RESOLVE, Inc., Washington, D.C.

Smallwood, K.S., S. Geng, and M. Zhang. 2001. Comparing pocket gopher (*Thomomys bottae*) density in alfalfa stands to assess management and conservation goals in northern California. Agriculture, Ecosystems & Environment 87: 93-109.

Smallwood, K. S. 2001. Linking habitat restoration to meaningful units of animal demography. Restoration Ecology 9:253-261.

Smallwood, K. S. 2000. A crosswalk from the Endangered Species Act to the HCP Handbook and real HCPs. Environmental Management 26, Supplement 1:23-35.

Smallwood, K. S., J. Beyea and M. Morrison. 1999. Using the best scientific data for endangered species conservation. Environmental Management 24:421-435.

Smallwood, K. S. 1999. Scale domains of abundance among species of Mammalian Carnivora. Environmental Conservation 26:102-111.

Smallwood, K.S. 1999. Suggested study attributes for making useful population density estimates. Transactions of the Western Section of the Wildlife Society 35: 76-82.

Smallwood, K. S. and M. L. Morrison. 1999. Estimating burrow volume and excavation rate of pocket gophers (Geomyidae). Southwestern Naturalist 44:173-183.

Smallwood, K. S. and M. L. Morrison. 1999. Spatial scaling of pocket gopher (*Geomyidae*) density. Southwestern Naturalist 44:73-82.

Smallwood, K. S. 1999. Abating pocket gophers (*Thomomys* spp.) to regenerate forests in clearcuts. Environmental Conservation 26:59-65.

Smallwood, K. S. 1998. Patterns of black bear abundance. Transactions of the Western Section of the Wildlife Society 34:32-38.

Smallwood, K. S. 1998. On the evidence needed for listing northern goshawks (*Accipter gentilis*) under the Endangered Species Act: a reply to Kennedy. J. Raptor Research 32:323-329.

Smallwood, K. S., B. Wilcox, R. Leidy, and K. Yarris. 1998. Indicators assessment for Habitat Conservation Plan of Yolo County, California, USA. Environmental Management 22: 947-958.

Smallwood, K. S., M. L. Morrison, and J. Beyea. 1998. Animal burrowing attributes affecting hazardous waste management. Environmental Management 22: 831-847.

Smallwood, K. S, and C. M. Schonewald. 1998. Study design and interpretation for mammalian

carnivore density estimates. Oecologia 113:474-491.

Zhang, M., S. Geng, and K. S. Smallwood. 1998. Nitrate contamination in groundwater of Tulare County, California. Ambio 27(3):170-174.

Smallwood, K. S. and M. L. Morrison. 1997. Animal burrowing in the waste management zone of Hanford Nuclear Reservation. Proceedings of the Western Section of the Wildlife Society Meeting 33:88-97.

Morrison, M. L., K. S. Smallwood, and J. Beyea. 1997. Monitoring the dispersal of contaminants by wildlife at nuclear weapons production and waste storage facilities. The Environmentalist 17:289-295.

Smallwood, K. S. 1997. Interpreting puma (*Puma concolor*) density estimates for theory and management. Environmental Conservation 24(3):283-289.

Smallwood, K. S. 1997. Managing vertebrates in cover crops: a first study. American Journal of Alternative Agriculture 11:155-160.

Smallwood, K. S. and S. Geng. 1997. Multi-scale influences of gophers on alfalfa yield and quality. Field Crops Research 49:159-168.

Smallwood, K. S. and C. Schonewald. 1996. Scaling population density and spatial pattern for terrestrial, mammalian carnivores. Oecologia 105:329-335.

Smallwood, K. S., G. Jones, and C. Schonewald. 1996. Spatial scaling of allometry for terrestrial, mammalian carnivores. Oecologia 107:588-594.

Van Vuren, D. and K. S. Smallwood. 1996. Ecological management of vertebrate pests in agricultural systems. Biological Agriculture and Horticulture 13:41-64.

Smallwood, K. S., B. J. Nakamoto, and S. Geng. 1996. Association analysis of raptors on an agricultural landscape. Pages 177-190 in D.M. Bird, D.E. Varland, and J.J. Negro, eds., Raptors in human landscapes. Academic Press, London.

Erichsen, A. L., K. S. Smallwood, A. M. Commandatore, D. M. Fry, and B. Wilson. 1996. White-tailed Kite movement and nesting patterns in an agricultural landscape. Pages 166-176 in D. M. Bird, D. E. Varland, and J. J. Negro, eds., Raptors in human landscapes. Academic Press, London.

Smallwood, K. S. 1995. Scaling Swainson's hawk population density for assessing habitat-use across an agricultural landscape. J. Raptor Research 29:172-178.

Smallwood, K. S. and W. A. Erickson. 1995. Estimating gopher populations and their abatement in forest plantations. Forest Science 41:284-296.

Smallwood, K. S. and E. L. Fitzhugh. 1995. A track count for estimating mountain lion *Felis*

concolor californica population trend. Biological Conservation 71:251-259

Smallwood, K. S. 1994. Site invasibility by exotic birds and mammals. Biological Conservation 69:251-259.

Smallwood, K. S. 1994. Trends in California mountain lion populations. Southwestern Naturalist 39:67-72.

Smallwood, K. S. 1993. Understanding ecological pattern and process by association and order. Acta Oecologica 14(3):443-462.

Smallwood, K. S. and E. L. Fitzhugh. 1993. A rigorous technique for identifying individual mountain lions *Felis concolor* by their tracks. Biological Conservation 65:51-59.

Smallwood, K. S. 1993. Mountain lion vocalizations and hunting behavior. The Southwestern Naturalist 38:65-67.

Smallwood, K. S. and T. P. Salmon. 1992. A rating system for potential exotic vertebrate pests. Biological Conservation 62:149-159.

Smallwood, K. S. 1990. Turbulence and the ecology of invading species. Ph.D. Thesis, University of California, Davis.

EXHIBIT B

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

2656 29th Street, Suite 201
Santa Monica, CA 90405

Matt Hagemann, P.G, C.Hg.
(949) 887-9013
mhagemann@swape.com

Paul E. Rosenfeld, PhD
(310) 795-2335
prosenfeld@swape.com

June 3, 2020

Rebecca Davis
Lozeau | Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94618

Subject: Comments on the Site Plan Review SPR19-00015 (SCH No. 2020029035)

Dear Ms. Davis,

We have reviewed the May 2020 Initial Study/Mitigated Negative Declaration ("IS/MND") for the Site Plan Review SPR19-00015 ("Project") located in the City of Hesperia ("City"). The Project proposes to construct a 123,132-SF industrial building, a 19,600-SF storage building, an 8,865-SF office building, as well as 149 parking spaces, landscaping, and sidewalk improvements on the 9.5-acre Project site.

Our review concludes that the IS/MND fails to adequately evaluate the Project's hazards and hazardous materials, air quality, and greenhouse gas impacts. As a result, emissions and health risk impacts associated with construction and operation of the proposed Project are underestimated and inadequately addressed. An EIR should be prepared to adequately assess and mitigate the potential hazards and hazardous materials, air quality and greenhouse gas impacts that the project may have on the surrounding environment.

Hazards and Hazardous Materials

The IS/MND made the following determination in the issue area of Hazards and Hazardous Materials:

> "The project site is not listed in any of the following hazardous sites database systems, so it is unlikely that hazardous materials exist on-site" (p. 16).

The IS/MND makes a determination regarding the potential significance of Hazards and Hazardous Materials solely on the basis of regulatory website searches and without the benefit of a Phase I

Environmental Site Assessment (ESA), a routine due-diligence step in CEQA proceedings. The evaluation of hazards and hazardous materials impacts based solely on the review of website searches is inadequate due diligence. Potential Project impacts should be assessed in a Phase I Environmental Site Assessment (ESA) for inclusion in an EIR. Phase I ESAs are commonly included in CEQA documentation to identify hazardous waste issues that may pose a risk to the public, workers, or the environment, and which may require further investigation, including environmental sampling and cleanup.

Standards for performing a Phase I ESA have been established by the US EPA and the American Society for Testing and Materials Standards (ASTM).[1] Phase I ESAs are conducted to identify conditions indicative of releases of hazardous substances and include:

- a review of all known sites in the vicinity of the subject property that are on regulatory agency databases undergoing assessment or cleanup activities;
- an inspection;
- interviews with people knowledgeable about the property;
- review of historical aerial photos; and
- recommendations for further actions to address potential hazards.

Phase I ESAs conclude with the identification of any "recognized environmental conditions" (RECs) and recommendations to address such conditions. A REC is the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. If RECs are identified, then a Phase II ESA generally follows, which includes the collection of soil, soil vapor and groundwater samples, as necessary, to identify the extent of contamination and the need for cleanup to reduce exposure potential to the public.

Consistent with professional due diligence procedures commonly used in CEQA matters, a Phase I ESA, completed by a licensed environmental professional, is necessary for inclusion in an EIR to identify recognized environmental conditions, if any, at the proposed Project site. A Phase II ESA should be conducted if the Phase I indicates a recognized environmental condition. Any contamination that is identified above regulatory screening levels, including California Office of Environmental Health Hazard Assessment's Soil Screening Numbers[2], should be further evaluated and cleaned up, if necessary, in coordination with the Department of Toxics Substances Control and the San Diego County Department of Environmental Health.

[1] http://www.astm.org/Standards/E1527.htm
[2] http://oehha.ca.gov/risk/chhsltable.html

Air Quality & Greenhouse Gas

Incorrect Reliance on the General Plan Update EIR

The IS/MND claims that the Project's air quality and greenhouse gas ("GHG") impacts were previously analyzed by the General Plan Update Environmental Impact Report ("GPUEIR"). Specifically, the IS/MND states:

> "The General Plan Update Environmental Impact Report (GPUEIR) analyzed the impact to air quality upon build-out of the General Plan. Based upon this analysis, the City Council adopted a finding of a Statement of Overriding Considerations dealing with air quality impacts (7). As part of the GPUEIR, the impact of industrial development to the maximum allowable intensity permitted by the Land Use Plan was analyzed. The impact of the proposed project does not meet any threshold which requires air quality analysis or mitigation under the Air Quality Attainment Plan" (p. 10).

Furthermore, regarding the Project's GHG emissions, the IS/MND states:

> "[T]he proposed development does not exceed the level of development anticipated by the GPUEIR. Consequently, the impact upon GHG emissions associated with the proposed project is less than significant" (p. 15).

However, these justifications and subsequent less than significant impact conclusions are incorrect and unsubstantiated, as the GPUEIR failed to mention or evaluate the Project's emissions. Specifically, the GPUEIR states:

> "A Program EIR for the 2010 General Plan can be thought of as a "first tier" document. It evaluates the large-scale impacts on the environment that can be expected to result from the adoption of the 2010 General Plan, *but does not necessarily address the site specific impacts of each individual development project that will follow and implement the 2010 General Plan. CEQA requires each of those subsequent development projects be evaluated for their particular site-specific impacts.* These site-specific analyses are typically encompassed in second-tier documents, such as Project EIRs, Focused EIRs, or Negative Declarations on individual development projects subject to the requirements of the 2010 General Plan, which typically evaluate the impacts of a single activity undertaken within the context of the overall General Plan" (emphasis added) (p. 1-3).

As you can see in the excerpt above, the GPUEIR states that individual development projects within the General Plan still require individual site-specific CEQA analyses in order to evaluate project-specific impacts. Thus, the air quality and GHG impacts potentially resulting from the proposed Project were not adequately evaluated by the GPUEIR. By failing to conduct a project-level analysis of the Project's criteria pollutant and GHG emissions, the IS/MND failed to provide substantial evidence that air quality and GHG impacts have been adequately analyzed and addressed, and as a result, we cannot verify that the Project has less than significant impacts.

SWAPE Analysis Indicates Significant Air Pollutant Emissions

In an effort to accurately determine the proposed Project's construction and operational emissions, we prepared a SWAPE CalEEMod model for the Project, using the Project-specific information provided by the IS/MND. We included the land use types and sizes, as well as 742 daily primary trips, as indicated by the IS/MND (p. 25). All other values were left as defaults.

Our updated analysis demonstrates that the Project's construction-related VOC emissions exceed the 137 pounds per day (lbs/day) threshold set by the MDAQMD (see table below).[3]

Maximum Daily Construction Emissions (lbs/day)	
Model	**VOC/ROG**
SWAPE	198
MDAQMD Regional Threshold (lbs/day)	**137**
Threshold Exceeded?	***Yes***

When modeled, the Project's construction-related VOC emissions exceed the MDAQMD threshold of 137 lbs/day. Our model demonstrates that the Project would result in a potentially significant air quality impact that was not previously identified or addressed in the IS/MND. As a result, an EIR should be prepared to include an updated air pollution model and analysis to adequately estimate the Project's construction and operational emissions and incorporate mitigation to reduce these emissions to a less than significant level.

Feasible Mitigation Measures Available to Reduce Emissions

In an effort to reduce the Project's emissions, we identified several mitigation measures that are applicable to the Project from NEDC's *Diesel Emission Controls in Construction Projects.*[4] Therefore, to reduce the Project's emissions, consideration of the following measures should be made:

NEDC's *Diesel Emission Controls in Construction Projects*[5]
Measures – Diesel Emission Control Technology
a. Diesel Onroad Vehicles All diesel nonroad vehicles on site for more than 10 total days must have either (1) engines that meet EPA onroad emissions standards or (2) emission control technology verified by EPA or CARB to reduce PM emissions by a minimum of 85%.
b. Diesel Generators

[3] "California Environmental Quality Act (CEQA) And Federal Conformity Guidelines." MDAQMD, August 2016, *available at:* https://www.mdaqmd.ca.gov/home/showdocument?id=192, p. 9, 10.
[4] "Diesel Emission Controls in Construction Projects." Northeast Diesel Collaborative (NEDC), December 2010, *available at:* https://www.epa.gov/sites/production/files/2015-09/documents/nedc-model-contract-sepcification.pdf.
[5] "Diesel Emission Controls in Construction Projects." Northeast Diesel Collaborative (NEDC), December 2010, *available at:* https://www.epa.gov/sites/production/files/2015-09/documents/nedc-model-contract-sepcification.pdf.

All diesel generators on site for more than 10 total days must be equipped with emission control technology verified by EPA or CARB to reduce PM emissions by a minimum of 85%.
c. Diesel Nonroad Construction Equipment i. All nonroad diesel engines on site must be Tier 2 or higher. Tier 0 and Tier 1 engines are not allowed on site ii. All diesel nonroad construction equipment on site for more than 10 total days must have either (1) engines meeting EPA Tier 4 nonroad emission standards or (2) emission control technology verified by EPA or CARB for use with nonroad engines to reduce PM emissions by a minimum of 85% for engines 50hp and greater and by a minimum of 20% for engines less than 50hp.
d. Upon confirming that the diesel vehicle, construction equipment, or generator has either an engine meeting Tier 4 non road emission standards or emission control technology, as specified above, installed and functioning, the developer will issue a compliance sticker. All diesel vehicles, construction equipment, and generators on site shall display the compliance sticker in a visible, external location as designated by the developer.
e. Emission control technology shall be operated, maintained, and serviced as recommended by the emission control technology manufacturer.
f. All diesel vehicles, construction equipment, and generators on site shall be fueled with ultra-low sulfur diesel fuel (ULSD) or a biodiesel blend[6] approved by the original engine manufacturer with sulfur content of 15 ppm or less.
Measures – Idling Requirements
During periods of inactivity, idling of diesel onroad vehicles and nonroad equipment shall be minimized and shall not exceed the time allowed under state and local laws.
Measures – Additional Diesel Requirements
a. Construction shall not proceed until the contractor submits a certified list of all diesel vehicles, construction equipment, and generators to be used on site. The list shall include the following: i. Contractor and subcontractor name and address, plus contact person responsible for the vehicles or equipment. ii. Equipment type, equipment manufacturer, equipment serial number, engine manufacturer, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. iii. For the emission control technology installed: technology type, serial number, make, model, manufacturer, EPA/CARB verification number/level, and installation date and hour-meter reading on installation date.
b. If the contractor subsequently needs to bring on site equipment not on the list, the contractor shall submit written notification within 24 hours that attests the equipment complies with all contract conditions and provide information.
c. All diesel equipment shall comply with all pertinent local, state, and federal regulations relative to exhaust emission controls and safety.
d. The contractor shall establish generator sites and truck-staging zones for vehicles waiting to load or unload material on site. Such zones shall be located where diesel emissions have the least impact on abutters, the general public, and especially sensitive receptors such as hospitals, schools, daycare facilities, elderly housing, and convalescent facilities.
Reporting

[6] Biodiesel blends are only to be used in conjunction with the technologies which have been verified for use with biodiesel blends and are subject to the following requirements: http://www.arb.ca.gov/diesel/verdev/reg/biodieselcompliance.pdf.

a. For each onroad diesel vehicle, nonroad construction equipment, or generator, the contractor shall submit to the developer's representative a report prior to bringing said equipment on site that includes: i. Equipment type, equipment manufacturer, equipment serial number, engine manufacturer, engine model year, engine certification (Tier rating), horsepower, and engine serial number. ii. The type of emission control technology installed, serial number, make, model, manufacturer, and EPA/CARB verification number/level. iii. The Certification Statement signed and printed on the contractor's letterhead.
b. The contractor shall submit to the developer's representative a monthly report that, for each onroad diesel vehicle, nonroad construction equipment, or generator onsite, includes: i. Hour-meter readings on arrival on-site, the first and last day of every month, and on off-site date. ii. Any problems with the equipment or emission controls. iii. Certified copies of fuel deliveries for the time period that identify: 1. Source of supply 2. Quantity of fuel 3. Quality of fuel, including sulfur content (percent by weight)

Furthermore, in an effort to reduce the Project's emissions, we identified several mitigation measures that are applicable to the Project from CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures,* which attempt to reduce emissions.[7] Therefore, to reduce the Project's emissions, consideration of the following measures should be made:

CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures*[8]
Measures – Energy
Building Energy Use
BE-1 Exceed Title-24 Building Envelope Energy Efficiency Standards (California Building Standards Code) by X% *Range of Effectiveness:* See document for specific improvement desired.
BE-2 Install Programmable Thermostat Timers *Range of Effectiveness:* Best Management Practice – Influences building energy use for heating and cooling.
BE-3 Obtain Third-party HVAC Commissioning and Verification of Energy Savings (to be grouped with BE-1) *Range of Effectiveness:* Not applicable on its own. This measure enhances the effectiveness of BE-1.
BE-4 Install Energy Efficient Appliances *Range of Effectiveness:* Residential 2-4% GHG emissions from electricity use. Grocery Stores: 17-22% of GHG emissions from electricity use. See document for other land use types.
BE-5 Install Energy Efficient Boilers *Range of Effectiveness:* 1.2-18.4% of boiler GHG emissions.
Lighting

[7] http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf

[8] "Quantifying Greenhouse Gas Mitigation Measures." California Air Pollution Control Officers Association (CAPCOA), August 2010, *available at:* http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf, p.

LE-1 Install Higher Efficacy Public Street and Area Lighting *Range of Effectiveness:* 16-40% of outdoor lighting.
LE-2 Limit Outdoor Lighting Requirements *Range of Effectiveness:* Best Management Practice, but may be quantified.
LE-3 Replace Traffic Lights with LED Traffic Lights *Range of Effectiveness:* 90% of emissions associated with existing traffic lights.
Alternative Energy Generation
AE-1 Establish Onsite Renewable or Carbon-Neutral Energy Systems – Generic *Range of Effectiveness:* 0-100% of GHG emissions associated with electricity use.
AE-2 Establish Onsite Renewable Energy System – Solar Power *Range of Effectiveness:* 0-100% of GHG emissions associated with electricity use.
AE-3 Establish Onsite Renewable Energy System – Wind Power *Range of Effectiveness:* 0-100% of GHG emissions associated with electricity use.
AE-4 Utilize a Combined Heat and Power System *Range of Effectiveness:* 0-46% of GHG emissions associated with electricity use.
AE-5 Establish Methane Recovery in Landfills *Range of Effectiveness:* 73-77% reduction in GHG emissions from landfills without methane recovery.
AE-6 Establish Methane Recovery in Wastewater Treatment Plants *Range of Effectiveness:* 95-97% reduction in GHG emissions from wastewater treatment plants without recovery.
Measures – Transportation
Land Use/Location
LUT-1 Increase Density *Range of Effectiveness:* 0.8-30% vehicle miles traveled (VMT) reduction and therefore a 0.8-30% reduction in GHG emissions.
LUT-2 Increase Location Efficiency *Range of Effectiveness:* 10% vehicle miles traveled (VMT) reduction and therefore 10-65% reduction in GHG emissions.
LUT-3 Increase Diversity of Urban and Suburban Developments (Mixed Use) *Range of Effectiveness:* 9-30% vehicle miles traveled (VMT) and therefore 9-30% reduction in GHG emissions.
LUT-4 Increase Destination Accessibility *Range of Effectiveness:* 6.7-20% vehicle miles traveled (VMT) reduction and therefore 6.7-20% reduction in GHG emissions.
LUT-5 Increase Transit Accessibility *Range of Effectiveness:* 0.5-24.6% VMT reduction and therefore 0.5-24.6% reduction in GHG emissions.
LUT-6 Integrate Affordable and Below Market Rate Housing *Range of Effectiveness:* 0.04-1.20% vehicle miles traveled (VMT) reduction and therefore 0.04-1.20% reduction in GHG emissions.
LUT-7 Orient Project Toward Non-Auto Corridor *Range of Effectiveness:* Grouped strategy (see LUT-3).
LUT-8 Locate Project near Bike Path/Bike Lane *Range of Effectiveness:* Grouped strategy (see LUT-4).
Neighborhood/Site Enhancements
SDT-1 Provide Pedestrian Network Improvements, such as:

- Compact, mixed-use communities
- Interconnected street network
- Narrower roadways and shorter block lengths
- Sidewalks
- Accessibility to transit and transit shelters
- Traffic calming measures and street trees
- Parks and public spaces
- Minimize pedestrian barriers

Range of Effectiveness: 0-2% vehicle miles traveled (VMT) reduction and therefore 0-2% reduction in GHG emissions.

SDT-2 Provide Traffic Calming Measures, such as:

- Marked crosswalks
- Count-down signal timers
- Curb extensions
- Speed tables
- Raised crosswalks
- Raised intersections
- Median islands
- Tight corner radii
- Roundabouts or mini-circles
- On-street parking
- Planter strips with trees
- Chicanes/chokers

Range of Effectiveness: 0.25-1% vehicle miles traveled (VMT) reduction and therefore 0.25-1% reduction in GHG emissions.

SDT-3 Implement a Neighborhood Electric Vehicle (NEV) Network.

Range of Effectiveness: 0.5-12.7% vehicle miles traveled (VMT) reduction since NEVs would result in a mode shift and therefore reduce the traditional vehicle VMT and GHG emissions. Range depends on the available NEV network and support facilities, NEV ownership levels, and the degree of shift from traditional.

SDT-4 Create Urban Non-Motorized Zones

Range of Effectiveness: Grouped strategy (see SDT-1).

SDT-5 Incorporate Bike Lane Street Design (on-site)

Range of Effectiveness: Grouped strategy (see LUT-9).

SDT-6 Provide Bike Parking in Non-Residential Projects

Range of Effectiveness: Grouped strategy (see LUT-9).

SDT-7 Provide Bike Parking with Multi-Unit Residential Projects

Range of Effectiveness: Grouped strategy (see SDT-3).

SDT-8 Provide Electric Vehicle Parking

Range of Effectiveness: Grouped strategy (see SDT-3).

SDT-9 Dedicate Land for Bike Trails

Range of Effectiveness: Grouped strategy (see LUT-9).

Parking Policy/Pricing

PDT-1 Limit Parking Supply through:

- Elimination (or reduction) of minimum parking requirements
- Creation of maximum parking requirements

- Provision of shared parking

Range of Effectiveness: 5-12.5% vehicle miles traveled (VMT) reduction and therefore 5-12.5% reduction in GHG emissions.

PDT-2 Unbundle Parking Costs from Property Cost

Range of Effectiveness: 2.6-13% vehicle miles traveled (VMT) reduction and therefore 2.6-13% reduction in GHG emissions.

PDT-3 Implement Market Price Public Parking (On-Street)

Range of Effectiveness: 2.8-5.5% vehicle miles traveled (VMT) reduction and therefore 2.8-5.5% reduction in GHG emissions.

PDT-4 Require Residential Area Parking Permits

Range of Effectiveness: Grouped strategy (see PPT-1, PPT-2, and PPT-3).

Commute Trip Reduction Programs

TRT-1 Implement Commute Trip Reduction (CTR) Program – Voluntary

- Carpooling encouragement
- Ride-matching assistance
- Preferential carpool parking
- Flexible work schedules for carpools
- Half time transportation coordinator
- Vanpool assistance
- Bicycle end-trip facilities (parking, showers and lockers)
- New employee orientation of trip reduction and alternative mode options
- Event promotions and publications
- Flexible work schedule for employees
- Transit subsidies
- Parking cash-out or priced parking
- Shuttles
- Emergency ride home

Range of Effectiveness: 1-6.2% commute vehicle miles traveled (VMT) reduction and therefore 1-6.2% reduction in commute trip GHG emissions.

TRT-2 Implement Commute Trip Reduction (CTR) Program – Required Implementation/Monitoring

- Established performance standards (e.g. trip reduction requirements)
- Required implementation
- Regular monitoring and reporting

Range of Effectiveness: 4.2-21% commute vehicle miles traveled (VMT) reduction and therefore 4.2-21% reduction in commute trip GHG emissions.

TRT-3 Provide Ride-Sharing Programs

- Designate a certain percentage of parking spaces for ride sharing vehicles
- Designating adequate passenger loading and unloading and waiting areas for ride-sharing vehicles
- Providing a web site or messaging board for coordinating rides
- Permanent transportation management association membership and funding requirement.

Range of Effectiveness: 1-15% commute vehicle miles traveled (VMT) reduction and therefore 1-15% reduction in commute trip GHG emissions.

TRT-4 Implement Subsidized or Discounted Transit Program

Range of Effectiveness: 0.3-20% commute vehicle miles traveled (VMT) reduction and therefore a 0.3-20% reduction in commute trip GHG emissions.

TRT-5 Provide Ent of Trip Facilities, including:

- Showers
- Secure bicycle lockers
- Changing spaces

Range of Effectiveness: Grouped strategy (see TRT-1 through TRT-3).

TRT-6 Encourage Telecommuting and Alternative Work Schedules, such as:

- Staggered starting times
- Flexible schedules
- Compressed work weeks

Range of Effectiveness: 0.07-5.5% commute vehicle miles traveled (VMT) reduction and therefore 0.07-5.5% reduction in commute trip GHG emissions.

TRT-7 Implement Commute Trip Reduction Marketing, such as:

- New employee orientation of trip reduction and alternative mode options
- Event promotions
- Publications

Range of Effectiveness: 0.8-4% commute vehicle miles traveled (VMT) reduction and therefore 0.8-4% reduction in commute trip GHG emissions.

TRT-8 Implement Preferential Parking Permit Program

Range of Effectiveness: Grouped strategy (see TRT-1 through TRT-3).

TRT-9 Implement Car-Sharing Program

Range of Effectiveness: 0.4-0.7% vehicle miles traveled (VMT) reduction and therefore 0.4-0.7% reduction in GHG emissions.

TRT-10 Implement School Pool Program

Range of Effectiveness: 7.2-15.8% in school vehicle miles traveled (VMT) reduction and therefore 7.2-15.8% reduction in school trip GHG emissions.

TRT-11 Provide Employer-Sponsored Vanpool/Shuttle

Range of Effectiveness: 0.3-13.4% commute vehicle miles traveled (VMT) reduction and therefore 0.3-13.4% reduction in commute trip GHG emissions.

TRT-12 Implement Bike-Sharing Programs

Range of Effectiveness: Grouped strategy (see SDT-5 and LUT-9).

TRT-13 Implement School Bus Program

Range of Effectiveness: 38-63% School VMT reduction and therefore 38-63% reduction in school trip GHG emissions.

TRT-14 Price Workplace Parking, such as:

- Explicitly charging for parking for its employees;
- Implementing above market rate pricing;
- Validating parking only for invited guests;
- Not providing employee parking and transportation allowances; and
- Educating employees about available alternatives.

Range of Effectiveness: 0.1-19.7% commute vehicle miles traveled (VMT) reduction and therefore 0.1-19.7% reduction in commute trip GHG emissions.

TRT-15 Implement Employee Parking "Cash-Out"

Range of Effectiveness: 0.06-7.7% commute vehicle miles traveled (VMT) reduction and therefore 0.6-7.7% reduction in commute trip GHG emissions.

Transit System Improvements
TST-1 Transit System Improvements, including: • Grade-separated right-of-way, including bus only lanes (for buses, emergency vehicles, and sometimes taxis), and other Transit Priority measures. Some systems use guideways which automatically steer the bus on portions of the route. • Frequent, high-capacity service • High-quality vehicles that are easy to board, quiet, clean, and comfortable to ride. • Pre-paid fare collection to minimize boarding delays. • Integrated fare systems, allowing free or discounted transfers between routes and modes. • Convenient user information and marketing programs. • High quality bus stations with Transit Oriented Development in nearby areas. • Modal integration, with BRT service coordinated with walking and cycling facilities, taxi services, intercity bus, rail transit, and other transportation services. *Range of Effectiveness:* 0.02-3.2% vehicle miles traveled (VMT) reduction and therefore 0.02-3% reduction in GHG emissions.
TST-2 Implement Transit Access Improvements, such as: • Sidewalk/crosswalk safety enhancements • Bus shelter improvements *Range of Effectiveness:* Grouped strategy (see TST-3 and TST-4)
TST-3 Expand Transit Network *Range of Effectiveness:* 0.1-8.2% vehicle miles traveled (VMT) reduction and therefore 0.1-8.2% reduction in GHG emissions.
TST-4 Increase Transit Service Frequency/Speed *Range of Effectiveness:* 0.02-2.5% vehicle miles traveled (VMT) reduction and therefore 0.02-2.5% reduction in GHG emissions.
TST-5 Provide Bike Parking Near Transit *Range of Effectiveness:* Grouped strategy (see TST-3 and TST-4).
TST-6 Provide Local Shuttles *Range of Effectiveness:* Grouped strategy (see TST-4 and TST-5).
Road Pricing/Management
RPT-1 Implement Area or Cordon Pricing *Range of Effectiveness:* 7.9-22% vehicle miles traveled (VMT) reduction and therefore 7.9-22% reduction in GHG emissions.
RPT-2 Improve Traffic Flow, such as: • Signalization improvements to reduce delay; • Incident management to increase response time to breakdowns and collisions; • Intelligent Transportation Systems (ITS) to provide real-time information regarding road conditions and directions; and • Speed management to reduce high free-flow speeds. *Range of Effectiveness:* 0-45% reduction in GHG emissions.
RTP-3 Required Project Contributions to Transportation Infrastructure Improvement Projects *Range of Effectiveness:* Grouped strategy (see RPT-2 and TST-1 through 7).
RTP-4 Install Park-and-Ride Lots *Range of Effectiveness:* Grouped strategy (see RPT-1, TRT-11, TRT-3, and TST-1 through 6).

Vehicles
VT-1 Electrify Loading Docs and/or Require Idling-Reduction Systems *Range of Effectiveness:* 26-71% reduction in TRU idling GHG emissions.
VT-2 Utilize Alternative Fueled Vehicles, such as: • Biodiesel (B20) • Liquefied Natural Gas (LNG) • Compressed Natural Gas (CNG) *Range of Effectiveness:* Reduction in GHG emissions varies depending on vehicle type, year, and associated fuel economy.
VT-3 Utilize Electric or Hybrid Vehicles *Range of Effectiveness:* 0.4-20.3% reduction in GHG emissions.
Measures – Water
Water Supply
WSW-1 Use Reclaimed Water *Range of Effectiveness:* Up to 40% in Northern California and up to 81% in Southern California.
WSW-2 Use Gray Water *Range of Effectiveness:* Up to 100% of outdoor water GHG emissions if outdoor water use is replaced completely with graywater.
WSW-3 Use Locally Sourced Water Supply *Range of Effectiveness:* 0-60% for Northern and Central California, 11-75% for Southern California.
Water Use
WUW-1 Install Low-Flow Water Fixtures *Range of Effectiveness:* 20% of GHG emissions associated with indoor Residential water use; 17-31% of GHGH emissions associated with Non-Residential indoor water use.
WUW-2 Adopt a Water Conservation strategy *Range of Effectiveness:* Varies depending on Project Applicant and strategies selected. It is equal to the Percent Reduction in water commitment.
WUW-3 Design Water-Efficient Landscapes (see California Department of Water Resources Model Water Efficient Landscape Ordinance), such as: • Reducing lawn sizes; • Planting vegetation with minimal water needs, such as native species; • Choosing vegetation appropriate for the climate of the project site; • Choosing complimentary plants with similar water needs or which can provide each other with shade and/or water. *Range of Effectiveness:* 0-70% reduction in GHG emissions from outdoor water use.
WUW-4 Use Water-Efficient Landscape Irrigation Systems (“Smart” irrigation control systems) *Range of Effectiveness:* 6.1% reduction in GHG emissions from outdoor water.
WUW-5 Reduce Turf in Landscapes and Lawns *Range of Effectiveness:* Varies and is equal to the percent commitment to turf reduction, assuming no other outdoor water use.
WUW-6 Plant Native or Drought-Resistant Trees and Vegetation *Range of Effectiveness:* Best Management Practice; may be quantified if substantial evidence is available.
Measures – Area Landscaping

Landscaping Equipment
A-1 Prohibit Gas Powered Landscape Equipment *Range of Effectiveness:* Best Management Practice, influences Area GHG emissions from landscape equipment.
A-2 Implement Lawnmower Exchange Program *Range of Effectiveness:* Best Management Practice, influences Area GHG emissions from landscape equipment.
A-3 Electric Yard Equipment Compatibility *Range of Effectiveness:* Best Management Practice, influences Area GHG emissions from landscape equipment. Not applicable on its own. This measure enhances effectiveness of A-1 and A-2.
Measures – Solid Waste
Solid Waste
SW-1 Institute Recycling and Composting Services *Range of Effectiveness:* Varies depending on Project Applicant and strategies selected. Best Management Practice.
SW-2 Recycle Demolished Construction Material *Range of Effectiveness:* Varies depending on Project Applicant and strategies selected. Best Management Practice.
Measures – Vegetation
Vegetation
V-1 Urban Tree Planting *Range of Effectiveness:* CO_2 reduction varies by number of trees. VOC emissions may increase.
V-2 Create New Vegetated Open Space *Range of Effectiveness: Varies based on amount and type of land vegetated.*
Measures – Construction
Construction
C-1 Use Alternative Fuels for Construction Equipment *Range of Effectiveness:* 0-22% reduction in GHG emissions.
C-1 Urban Tree Planting *Range of Effectiveness:* CO_2 reduction varies by number of trees. VOC emissions may increase.
C-2 Use Electric and Hybrid Construction Equipment *Range of Effectiveness:* 2.5-80% of GHG emissions from equipment that is electric or hybrid if used 100% of the time.
C-3 Limit Construction Equipment Idling Beyond Regulation Requirements *Range of Effectiveness:* Varies with the amount of Project Idling occurring and the amount reduced.
C-4 Institute a Heavy-Duty Off-Road Vehicle Plan, including: • Construction vehicle inventory tracking system; • Requiring hour meters on equipment; • Document the serial number, horsepower, manufacture age, fuel, etc. of all onsite equipment; and • Daily logging of the operating hours of the equipment. *Range of Effectiveness:* Not applicable on its own. This measure ensures compliance with other mitigation measures.
C-5 Implement a Construction Vehicle Inventory Tracking System *Range of Effectiveness:* Not applicable on its own. This measure ensures compliance with other mitigation measures.
Measures – Miscellaneous

Miscellaneous

Misc-1 Establish a Carbon Sequestration Project, such as:

- Geologic sequestration or carbon capture and storage techniques, in which CO_2 from point sources is captured and injected underground;
- Terrestrial sequestration in which ecosystems are established or preserved to serve as CO_2 sinks;
- Novel techniques involving advanced chemical or biological pathways; or
- Technologies yet to be discovered.

Range of Effectiveness: Varies depending on Project Applicant and projects selected. The GHG emissions reduction is subtracted from the overall baseline project emissions inventory.

Misc-2 Establish Off-Site Mitigation

Range of Effectiveness: Varies depending on Project Applicant and projects selected. The GHG emissions reduction is subtracted from the overall baseline project emissions inventory.

Misc-3 Use Local and Sustainable Building Materials

Range of Effectiveness: Varies depending on Project Applicant and strategies selected. Best Management Practice.

Misc-4 Require best Management Practices in Agriculture and Animal Operations

Misc-5 Require Environmentally Responsible Purchasing, such as:

- Purchasing products with sustainable packaging;
- Purchasing post-consumer recycled copier paper, paper towels, and stationary;
- Purchasing and stocking communal kitchens with reusable dishes and utensils;
- Choosing sustainable cleaning supplies;
- Leasing equipment from manufacturers who will recycle the components at their end of life;
- Choosing ENERGY STAR appliances and Water Sense-certified water fixtures;
- Choosing electronic appliances with built in sleep-mode timers;
- Purchasing 'green power' (e.g. electricity generated from renewable or hydropower) from the utility; and
- Choosing locally-made and distributed products.

Range of Effectiveness: Varies depending on Project Applicant and strategies selected. Best Management Practice.

Misc-6 Implement an Innovative Strategy for GHG Mitigation

Range of Effectiveness: Varies depending on Project Applicant and strategies selected. Best Management Practice.

Measures – General Plans

General Plans

GP-1 Fund Incentives for Energy Efficiency, such as:

- Retrofitting or designing new buildings, parking lots, streets, and public areas with energy-efficient lighting;
- Retrofitting or designing new buildings with low-flow water fixtures and high-efficiency appliances;
- Retrofitting or purchasing new low-emissions equipment;
- Purchasing electric or hybrid vehicles;
- Investing in renewable energy systems

Range of Effectiveness: Varies depending on Project Applicant and strategies selected. Best Management Practice.

GP-2 Establish a Local Farmer's Market

Range of Effectiveness: Varies depending on Project Applicant and strategies selected. Best Management Practice.

GP-3 Establish Community Gardens

Range of Effectiveness: Varies depending on Project Applicant and strategies selected. Best Management Practice.

GP-4 Plant Urban Shade Trees *Range of Effectiveness:* The reduction in GHG emissions is not quantifiable at this time, therefore this mitigation measure should be implemented as a Best Management Practice. If the study data were updated to account for Title 24 standards, the GHG emissions reductions could be quantified, but would vary based on location, building type, and building size.
GP-5 Implement Strategies to Reduce Urban Heat-Island Effect, such as: • Planting urban shade trees; • Installing reflective roofs; and • Using light-colored or high-albedo pavements and surfaces. *Range of Effectiveness:* The reduction in GHG emissions is not quantifiable at this time, therefore this mitigation measure should be implemented as a Best Management Practice. If the study data were updated to account for Title 24 standards, the GHG emissions reductions could be quantified, but would vary based on location, building type, and building size.

These measures offer a cost-effective, feasible way to incorporate lower-emitting design features into the proposed Project, which subsequently, reduce emissions released during Project construction and operation. A revised CEQA evaluation should be prepared to include all feasible mitigation measures, as well as include an updated air quality analysis to ensure that the necessary mitigation measures are implemented to reduce emissions to below thresholds. The revised CEQA evaluation should also demonstrate commitment to the implementation of these measures prior to Project approval, to ensure that the Project's significant emissions are reduced to the maximum extent possible.

SWAPE has received limited discovery regarding this project. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

Sincerely,

Matt Hagemann, P.G., C.Hg.

Paul E. Rosenfeld, Ph.D.

Steeno Warehouse

Mojave Desert AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	123.13	1000sqft	2.83	123,132.00	0
General Light Industry	19.60	1000sqft	0.45	19,600.00	0
General Office Building	8.87	1000sqft	0.20	8,865.00	0
Parking Lot	149.00	Space	1.34	59,600.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.6	**Precipitation Freq (Days)**	30
Climate Zone	10			**Operational Year**	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Sourthern California Edison assumed as utility company. All other values left as defaults.

Land Use -

Vehicle Trips - Consistent with IS/MND.

Table Name	Column Name	Default Value	New Value
tblVehicleTrips	DV_TP	5.00	0.00
tblVehicleTrips	DV_TP	5.00	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PR_TP	92.00	100.00
tblVehicleTrips	PR_TP	92.00	100.00
tblVehicleTrips	PR_TP	77.00	100.00
tblVehicleTrips	ST_TR	1.50	4.12
tblVehicleTrips	ST_TR	1.32	6.97
tblVehicleTrips	ST_TR	2.46	11.03
tblVehicleTrips	SU_TR	1.50	4.12
tblVehicleTrips	SU_TR	0.68	6.97
tblVehicleTrips	SU_TR	1.05	11.03
tblVehicleTrips	WD_TR	1.50	4.12

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.1533	1.4230	1.1216	2.2900e-003	0.1093	0.0704	0.1797	0.0486	0.0658	0.1144	0.0000	202.4772	202.4772	0.0413	0.0000	203.5107
2021	1.9731	1.7287	1.6641	3.5800e-003	0.0754	0.0806	0.1561	0.0205	0.0758	0.0962	0.0000	316.7847	316.7847	0.0558	0.0000	318.1792
Maximum	**1.9731**	**1.7287**	**1.6641**	**3.5800e-003**	**0.1093**	**0.0806**	**0.1797**	**0.0486**	**0.0758**	**0.1144**	**0.0000**	**316.7847**	**316.7847**	**0.0558**	**0.0000**	**318.1792**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.1533	1.4229	1.1216	2.2900e-003	0.1093	0.0704	0.1797	0.0486	0.0658	0.1144	0.0000	202.4770	202.4770	0.0413	0.0000	203.5106
2021	1.9731	1.7287	1.6641	3.5800e-003	0.0754	0.0806	0.1561	0.0205	0.0758	0.0962	0.0000	316.7845	316.7845	0.0558	0.0000	318.1789
Maximum	**1.9731**	**1.7287**	**1.6641**	**3.5800e-003**	**0.1093**	**0.0806**	**0.1797**	**0.0486**	**0.0758**	**0.1144**	**0.0000**	**316.7845**	**316.7845**	**0.0558**	**0.0000**	**318.1789**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	8-1-2020	10-31-2020	1.0198	1.0198
2	11-1-2020	1-31-2021	0.8170	0.8170
3	2-1-2021	4-30-2021	0.7410	0.7410
4	5-1-2021	7-31-2021	0.7676	0.7676
5	8-1-2021	9-30-2021	1.8562	1.8562
		Highest	1.8562	1.8562

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.7739	3.0000e-005	2.7700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.3700e-003	5.3700e-003	1.0000e-005	0.0000	5.7300e-003
Energy	0.0252	0.2288	0.1922	1.3700e-003		0.0174	0.0174		0.0174	0.0174	0.0000	744.2417	744.2417	0.0252	8.8000e-003	747.4934
Mobile	0.2698	2.4190	2.9984	0.0131	0.8798	8.0900e-003	0.8879	0.2358	7.5900e-003	0.2434	0.0000	1,218.8976	1,218.8976	0.0890	0.0000	1,221.1230
Waste						0.0000	0.0000		0.0000	0.0000	37.6000	0.0000	37.6000	2.2221	0.0000	93.1525
Water						0.0000	0.0000		0.0000	0.0000	10.9715	146.8965	157.8680	1.1330	0.0279	194.4948
Total	**1.0689**	**2.6478**	**3.1934**	**0.0145**	**0.8798**	**0.0255**	**0.9053**	**0.2358**	**0.0250**	**0.2608**	**48.5716**	**2,110.0411**	**2,158.6127**	**3.4693**	**0.0367**	**2,256.2693**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.7739	3.0000e-005	2.7700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.3700e-003	5.3700e-003	1.0000e-005	0.0000	5.7300e-003
Energy	0.0252	0.2288	0.1922	1.3700e-003		0.0174	0.0174		0.0174	0.0174	0.0000	744.2417	744.2417	0.0252	8.8000e-003	747.4934
Mobile	0.2698	2.4190	2.9984	0.0131	0.8798	8.0900e-003	0.8879	0.2358	7.5900e-003	0.2434	0.0000	1,218.8976	1,218.8976	0.0890	0.0000	1,221.1230
Waste						0.0000	0.0000		0.0000	0.0000	37.6000	0.0000	37.6000	2.2221	0.0000	93.1525
Water						0.0000	0.0000		0.0000	0.0000	10.9715	146.8965	157.8680	1.1330	0.0279	194.4948
Total	**1.0689**	**2.6478**	**3.1934**	**0.0145**	**0.8798**	**0.0255**	**0.9053**	**0.2358**	**0.0250**	**0.2608**	**48.5716**	**2,110.0411**	**2,158.6127**	**3.4693**	**0.0367**	**2,256.2693**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Steeno Warehouse - Mojave Desert AQMD Air District, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	8/1/2020	8/28/2020	5	20	
2	Site Preparation	Site Preparation	8/29/2020	9/4/2020	5	5	
3	Grading	Grading	9/5/2020	9/16/2020	5	8	
4	Building Construction	Building Construction	9/17/2020	8/4/2021	5	230	
5	Paving	Paving	8/5/2021	8/30/2021	5	18	
6	Architectural Coating	Architectural Coating	8/31/2021	9/23/2021	5	18	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4

Acres of Paving: 1.34

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 227,396; Non-Residential Outdoor: 75,799; Striped Parking Area: 3,576 (Architectural Coating sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Grading	Excavators	1	8.00	158	0.38
Paving	Pavers	1	8.00	130	0.42
Paving	Rollers	2	6.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Paving	Paving Equipment	2	6.00	132	0.36
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	88.00	35.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0331	0.3320	0.2175	3.9000e-004		0.0166	0.0166		0.0154	0.0154	0.0000	33.9986	33.9986	9.6000e-003	0.0000	34.2386
Total	**0.0331**	**0.3320**	**0.2175**	**3.9000e-004**		**0.0166**	**0.0166**		**0.0154**	**0.0154**	**0.0000**	**33.9986**	**33.9986**	**9.6000e-003**	**0.0000**	**34.2386**

3.2 Demolition - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.3000e-004	5.1000e-004	4.6600e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2200e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0290	1.0290	4.0000e-005	0.0000	1.0299
Total	**6.3000e-004**	**5.1000e-004**	**4.6600e-003**	**1.0000e-005**	**1.2100e-003**	**1.0000e-005**	**1.2200e-003**	**3.2000e-004**	**1.0000e-005**	**3.3000e-004**	**0.0000**	**1.0290**	**1.0290**	**4.0000e-005**	**0.0000**	**1.0299**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0331	0.3320	0.2175	3.9000e-004		0.0166	0.0166		0.0154	0.0154	0.0000	33.9986	33.9986	9.6000e-003	0.0000	34.2385
Total	**0.0331**	**0.3320**	**0.2175**	**3.9000e-004**		**0.0166**	**0.0166**		**0.0154**	**0.0154**	**0.0000**	**33.9986**	**33.9986**	**9.6000e-003**	**0.0000**	**34.2385**

3.2 Demolition - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.3000e-004	5.1000e-004	4.6600e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2200e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0290	1.0290	4.0000e-005	0.0000	1.0299
Total	**6.3000e-004**	**5.1000e-004**	**4.6600e-003**	**1.0000e-005**	**1.2100e-003**	**1.0000e-005**	**1.2200e-003**	**3.2000e-004**	**1.0000e-005**	**3.3000e-004**	**0.0000**	**1.0290**	**1.0290**	**4.0000e-005**	**0.0000**	**1.0299**

3.3 Site Preparation - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0452	0.0000	0.0452	0.0248	0.0000	0.0248	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0102	0.1060	0.0538	1.0000e-004		5.4900e-003	5.4900e-003		5.0500e-003	5.0500e-003	0.0000	8.3577	8.3577	2.7000e-003	0.0000	8.4253
Total	**0.0102**	**0.1060**	**0.0538**	**1.0000e-004**	**0.0452**	**5.4900e-003**	**0.0507**	**0.0248**	**5.0500e-003**	**0.0299**	**0.0000**	**8.3577**	**8.3577**	**2.7000e-003**	**0.0000**	**8.4253**

3.3 Site Preparation - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.5000e-004	1.4000e-003	0.0000	3.6000e-004	0.0000	3.7000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3087	0.3087	1.0000e-005	0.0000	0.3090
Total	**1.9000e-004**	**1.5000e-004**	**1.4000e-003**	**0.0000**	**3.6000e-004**	**0.0000**	**3.7000e-004**	**1.0000e-004**	**0.0000**	**1.0000e-004**	**0.0000**	**0.3087**	**0.3087**	**1.0000e-005**	**0.0000**	**0.3090**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0452	0.0000	0.0452	0.0248	0.0000	0.0248	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0102	0.1060	0.0538	1.0000e-004		5.4900e-003	5.4900e-003		5.0500e-003	5.0500e-003	0.0000	8.3577	8.3577	2.7000e-003	0.0000	8.4252
Total	**0.0102**	**0.1060**	**0.0538**	**1.0000e-004**	**0.0452**	**5.4900e-003**	**0.0507**	**0.0248**	**5.0500e-003**	**0.0299**	**0.0000**	**8.3577**	**8.3577**	**2.7000e-003**	**0.0000**	**8.4252**

3.3 Site Preparation - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.5000e-004	1.4000e-003	0.0000	3.6000e-004	0.0000	3.7000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3087	0.3087	1.0000e-005	0.0000	0.3090
Total	**1.9000e-004**	**1.5000e-004**	**1.4000e-003**	**0.0000**	**3.6000e-004**	**0.0000**	**3.7000e-004**	**1.0000e-004**	**0.0000**	**1.0000e-004**	**0.0000**	**0.3087**	**0.3087**	**1.0000e-005**	**0.0000**	**0.3090**

3.4 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0262	0.0000	0.0262	0.0135	0.0000	0.0135	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.7200e-003	0.1055	0.0642	1.2000e-004		5.0900e-003	5.0900e-003		4.6900e-003	4.6900e-003	0.0000	10.4235	10.4235	3.3700e-003	0.0000	10.5078
Total	**9.7200e-003**	**0.1055**	**0.0642**	**1.2000e-004**	**0.0262**	**5.0900e-003**	**0.0313**	**0.0135**	**4.6900e-003**	**0.0182**	**0.0000**	**10.4235**	**10.4235**	**3.3700e-003**	**0.0000**	**10.5078**

3.4 Grading - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.5000e-004	2.1000e-004	1.8600e-003	0.0000	4.8000e-004	0.0000	4.9000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4116	0.4116	1.0000e-005	0.0000	0.4120
Total	**2.5000e-004**	**2.1000e-004**	**1.8600e-003**	**0.0000**	**4.8000e-004**	**0.0000**	**4.9000e-004**	**1.3000e-004**	**0.0000**	**1.3000e-004**	**0.0000**	**0.4116**	**0.4116**	**1.0000e-005**	**0.0000**	**0.4120**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0262	0.0000	0.0262	0.0135	0.0000	0.0135	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.7200e-003	0.1055	0.0642	1.2000e-004		5.0900e-003	5.0900e-003		4.6900e-003	4.6900e-003	0.0000	10.4235	10.4235	3.3700e-003	0.0000	10.5078
Total	**9.7200e-003**	**0.1055**	**0.0642**	**1.2000e-004**	**0.0262**	**5.0900e-003**	**0.0313**	**0.0135**	**4.6900e-003**	**0.0182**	**0.0000**	**10.4235**	**10.4235**	**3.3700e-003**	**0.0000**	**10.5078**

3.4 Grading - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.5000e-004	2.1000e-004	1.8600e-003	0.0000	4.8000e-004	0.0000	4.9000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4116	0.4116	1.0000e-005	0.0000	0.4120
Total	**2.5000e-004**	**2.1000e-004**	**1.8600e-003**	**0.0000**	**4.8000e-004**	**0.0000**	**4.9000e-004**	**1.3000e-004**	**0.0000**	**1.3000e-004**	**0.0000**	**0.4116**	**0.4116**	**1.0000e-005**	**0.0000**	**0.4120**

3.5 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0806	0.7291	0.6402	1.0200e-003		0.0425	0.0425		0.0399	0.0399	0.0000	88.0118	88.0118	0.0215	0.0000	88.5486
Total	**0.0806**	**0.7291**	**0.6402**	**1.0200e-003**		**0.0425**	**0.0425**		**0.0399**	**0.0399**	**0.0000**	**88.0118**	**88.0118**	**0.0215**	**0.0000**	**88.5486**

3.5 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.5200e-003	0.1380	0.0341	3.9000e-004	8.8900e-003	6.3000e-004	9.5200e-003	2.5700e-003	6.0000e-004	3.1700e-003	0.0000	36.9965	36.9965	3.3500e-003	0.0000	37.0804
Worker	0.0141	0.0114	0.1039	2.5000e-004	0.0270	1.7000e-004	0.0272	7.1700e-003	1.6000e-004	7.3300e-003	0.0000	22.9398	22.9398	7.9000e-004	0.0000	22.9594
Total	**0.0186**	**0.1494**	**0.1380**	**6.4000e-004**	**0.0359**	**8.0000e-004**	**0.0367**	**9.7400e-003**	**7.6000e-004**	**0.0105**	**0.0000**	**59.9363**	**59.9363**	**4.1400e-003**	**0.0000**	**60.0398**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0806	0.7291	0.6402	1.0200e-003		0.0425	0.0425		0.0399	0.0399	0.0000	88.0117	88.0117	0.0215	0.0000	88.5485
Total	**0.0806**	**0.7291**	**0.6402**	**1.0200e-003**		**0.0425**	**0.0425**		**0.0399**	**0.0399**	**0.0000**	**88.0117**	**88.0117**	**0.0215**	**0.0000**	**88.5485**

3.5 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.5200e-003	0.1380	0.0341	3.9000e-004	8.8900e-003	6.3000e-004	9.5200e-003	2.5700e-003	6.0000e-004	3.1700e-003	0.0000	36.9965	36.9965	3.3500e-003	0.0000	37.0804
Worker	0.0141	0.0114	0.1039	2.5000e-004	0.0270	1.7000e-004	0.0272	7.1700e-003	1.6000e-004	7.3300e-003	0.0000	22.9398	22.9398	7.9000e-004	0.0000	22.9594
Total	**0.0186**	**0.1494**	**0.1380**	**6.4000e-004**	**0.0359**	**8.0000e-004**	**0.0367**	**9.7400e-003**	**7.6000e-004**	**0.0105**	**0.0000**	**59.9363**	**59.9363**	**4.1400e-003**	**0.0000**	**60.0398**

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1464	1.3423	1.2763	2.0700e-003		0.0738	0.0738		0.0694	0.0694	0.0000	178.3607	178.3607	0.0430	0.0000	179.4365
Total	**0.1464**	**1.3423**	**1.2763**	**2.0700e-003**		**0.0738**	**0.0738**		**0.0694**	**0.0694**	**0.0000**	**178.3607**	**178.3607**	**0.0430**	**0.0000**	**179.4365**

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.9900e-003	0.2535	0.0603	7.9000e-004	0.0180	4.0000e-004	0.0184	5.2000e-003	3.9000e-004	5.5800e-003	0.0000	74.3848	74.3848	6.4700e-003	0.0000	74.5466
Worker	0.0265	0.0206	0.1912	5.0000e-004	0.0547	3.4000e-004	0.0550	0.0145	3.1000e-004	0.0148	0.0000	44.7491	44.7491	1.4200e-003	0.0000	44.7845
Total	**0.0345**	**0.2741**	**0.2515**	**1.2900e-003**	**0.0727**	**7.4000e-004**	**0.0734**	**0.0197**	**7.0000e-004**	**0.0204**	**0.0000**	**119.1339**	**119.1339**	**7.8900e-003**	**0.0000**	**119.3312**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1464	1.3423	1.2763	2.0700e-003		0.0738	0.0738		0.0694	0.0694	0.0000	178.3605	178.3605	0.0430	0.0000	179.4363
Total	**0.1464**	**1.3423**	**1.2763**	**2.0700e-003**		**0.0738**	**0.0738**		**0.0694**	**0.0694**	**0.0000**	**178.3605**	**178.3605**	**0.0430**	**0.0000**	**179.4363**

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.9900e-003	0.2535	0.0603	7.9000e-004	0.0180	4.0000e-004	0.0184	5.2000e-003	3.9000e-004	5.5800e-003	0.0000	74.3848	74.3848	6.4700e-003	0.0000	74.5466
Worker	0.0265	0.0206	0.1912	5.0000e-004	0.0547	3.4000e-004	0.0550	0.0145	3.1000e-004	0.0148	0.0000	44.7491	44.7491	1.4200e-003	0.0000	44.7845
Total	**0.0345**	**0.2741**	**0.2515**	**1.2900e-003**	**0.0727**	**7.4000e-004**	**0.0734**	**0.0197**	**7.0000e-004**	**0.0204**	**0.0000**	**119.1339**	**119.1339**	**7.8900e-003**	**0.0000**	**119.3312**

3.6 Paving - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.8500e-003	0.0976	0.1103	1.7000e-004		5.2100e-003	5.2100e-003		4.8100e-003	4.8100e-003	0.0000	14.7336	14.7336	4.6300e-003	0.0000	14.8493
Paving	1.7600e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0116**	**0.0976**	**0.1103**	**1.7000e-004**		**5.2100e-003**	**5.2100e-003**		**4.8100e-003**	**4.8100e-003**	**0.0000**	**14.7336**	**14.7336**	**4.6300e-003**	**0.0000**	**14.8493**

3.6 Paving - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.0000e-004	5.5000e-004	5.0800e-003	1.0000e-005	1.4500e-003	1.0000e-005	1.4600e-003	3.9000e-004	1.0000e-005	3.9000e-004	0.0000	1.1887	1.1887	4.0000e-005	0.0000	1.1897
Total	**7.0000e-004**	**5.5000e-004**	**5.0800e-003**	**1.0000e-005**	**1.4500e-003**	**1.0000e-005**	**1.4600e-003**	**3.9000e-004**	**1.0000e-005**	**3.9000e-004**	**0.0000**	**1.1887**	**1.1887**	**4.0000e-005**	**0.0000**	**1.1897**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.8500e-003	0.0976	0.1103	1.7000e-004		5.2100e-003	5.2100e-003		4.8100e-003	4.8100e-003	0.0000	14.7335	14.7335	4.6300e-003	0.0000	14.8493
Paving	1.7600e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0116**	**0.0976**	**0.1103**	**1.7000e-004**		**5.2100e-003**	**5.2100e-003**		**4.8100e-003**	**4.8100e-003**	**0.0000**	**14.7335**	**14.7335**	**4.6300e-003**	**0.0000**	**14.8493**

3.6 Paving - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.0000e-004	5.5000e-004	5.0800e-003	1.0000e-005	1.4500e-003	1.0000e-005	1.4600e-003	3.9000e-004	1.0000e-005	3.9000e-004	0.0000	1.1887	1.1887	4.0000e-005	0.0000	1.1897
Total	**7.0000e-004**	**5.5000e-004**	**5.0800e-003**	**1.0000e-005**	**1.4500e-003**	**1.0000e-005**	**1.4600e-003**	**3.9000e-004**	**1.0000e-005**	**3.9000e-004**	**0.0000**	**1.1887**	**1.1887**	**4.0000e-005**	**0.0000**	**1.1897**

3.7 Architectural Coating - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.7774					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9700e-003	0.0137	0.0164	3.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	2.2979	2.2979	1.6000e-004	0.0000	2.3019
Total	**1.7793**	**0.0137**	**0.0164**	**3.0000e-005**		**8.5000e-004**	**8.5000e-004**		**8.5000e-004**	**8.5000e-004**	**0.0000**	**2.2979**	**2.2979**	**1.6000e-004**	**0.0000**	**2.3019**

3.7 Architectural Coating - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.3000e-004	4.9000e-004	4.5700e-003	1.0000e-005	1.3100e-003	1.0000e-005	1.3200e-003	3.5000e-004	1.0000e-005	3.5000e-004	0.0000	1.0699	1.0699	3.0000e-005	0.0000	1.0707
Total	**6.3000e-004**	**4.9000e-004**	**4.5700e-003**	**1.0000e-005**	**1.3100e-003**	**1.0000e-005**	**1.3200e-003**	**3.5000e-004**	**1.0000e-005**	**3.5000e-004**	**0.0000**	**1.0699**	**1.0699**	**3.0000e-005**	**0.0000**	**1.0707**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.7774					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9700e-003	0.0137	0.0164	3.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	2.2979	2.2979	1.6000e-004	0.0000	2.3019
Total	**1.7793**	**0.0137**	**0.0164**	**3.0000e-005**		**8.5000e-004**	**8.5000e-004**		**8.5000e-004**	**8.5000e-004**	**0.0000**	**2.2979**	**2.2979**	**1.6000e-004**	**0.0000**	**2.3019**

3.7 Architectural Coating - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.3000e-004	4.9000e-004	4.5700e-003	1.0000e-005	1.3100e-003	1.0000e-005	1.3200e-003	3.5000e-004	1.0000e-005	3.5000e-004	0.0000	1.0699	1.0699	3.0000e-005	0.0000	1.0707
Total	**6.3000e-004**	**4.9000e-004**	**4.5700e-003**	**1.0000e-005**	**1.3100e-003**	**1.0000e-005**	**1.3200e-003**	**3.5000e-004**	**1.0000e-005**	**3.5000e-004**	**0.0000**	**1.0699**	**1.0699**	**3.0000e-005**	**0.0000**	**1.0707**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2698	2.4190	2.9984	0.0131	0.8798	8.0900e-003	0.8879	0.2358	7.5900e-003	0.2434	0.0000	1,218.8976	1,218.8976	0.0890	0.0000	1,221.1230
Unmitigated	0.2698	2.4190	2.9984	0.0131	0.8798	8.0900e-003	0.8879	0.2358	7.5900e-003	0.2434	0.0000	1,218.8976	1,218.8976	0.0890	0.0000	1,221.1230

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Heavy Industry	507.30	507.30	507.30	1,587,695	1,587,695
General Light Industry	136.61	136.61	136.61	427,551	427,551
General Office Building	97.78	97.78	97.78	285,664	285,664
Parking Lot	0.00	0.00	0.00		
Total	741.70	741.70	741.70	2,300,909	2,300,909

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Heavy Industry	9.50	7.30	7.30	59.00	28.00	13.00	100	0	0
General Light Industry	9.50	7.30	7.30	59.00	28.00	13.00	100	0	0
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	100	0	0
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Heavy Industry	0.542047	0.035396	0.174897	0.107230	0.017469	0.005327	0.008901	0.094756	0.001421	0.002157	0.008671	0.000709	0.001020
General Light Industry	0.542047	0.035396	0.174897	0.107230	0.017469	0.005327	0.008901	0.094756	0.001421	0.002157	0.008671	0.000709	0.001020
General Office Building	0.542047	0.035396	0.174897	0.107230	0.017469	0.005327	0.008901	0.094756	0.001421	0.002157	0.008671	0.000709	0.001020
Parking Lot	0.542047	0.035396	0.174897	0.107230	0.017469	0.005327	0.008901	0.094756	0.001421	0.002157	0.008671	0.000709	0.001020

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	495.1328	495.1328	0.0204	4.2300e-003	496.9041
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	495.1328	495.1328	0.0204	4.2300e-003	496.9041
NaturalGas Mitigated	0.0252	0.2288	0.1922	1.3700e-003		0.0174	0.0174		0.0174	0.0174	0.0000	249.1089	249.1089	4.7700e-003	4.5700e-003	250.5892
NaturalGas Unmitigated	0.0252	0.2288	0.1922	1.3700e-003		0.0174	0.0174		0.0174	0.0174	0.0000	249.1089	249.1089	4.7700e-003	4.5700e-003	250.5892

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Heavy Industry	4.00056e+006	0.0216	0.1961	0.1647	1.1800e-003		0.0149	0.0149		0.0149	0.0149	0.0000	213.4851	213.4851	4.0900e-003	3.9100e-003	214.7537
General Light Industry	636804	3.4300e-003	0.0312	0.0262	1.9000e-004		2.3700e-003	2.3700e-003		2.3700e-003	2.3700e-003	0.0000	33.9823	33.9823	6.5000e-004	6.2000e-004	34.1842
General Office Building	30761.6	1.7000e-004	1.5100e-003	1.2700e-003	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	1.6416	1.6416	3.0000e-005	3.0000e-005	1.6513
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0252**	**0.2288**	**0.1922**	**1.3800e-003**		**0.0174**	**0.0174**		**0.0174**	**0.0174**	**0.0000**	**249.1089**	**249.1089**	**4.7700e-003**	**4.5600e-003**	**250.5892**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Heavy Industry	4.00056e+006	0.0216	0.1961	0.1647	1.1800e-003		0.0149	0.0149		0.0149	0.0149	0.0000	213.4851	213.4851	4.0900e-003	3.9100e-003	214.7537
General Light Industry	636804	3.4300e-003	0.0312	0.0262	1.9000e-004		2.3700e-003	2.3700e-003		2.3700e-003	2.3700e-003	0.0000	33.9823	33.9823	6.5000e-004	6.2000e-004	34.1842
General Office Building	30761.6	1.7000e-004	1.5100e-003	1.2700e-003	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	1.6416	1.6416	3.0000e-005	3.0000e-005	1.6513
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0252**	**0.2288**	**0.1922**	**1.3800e-003**		**0.0174**	**0.0174**		**0.0174**	**0.0174**	**0.0000**	**249.1089**	**249.1089**	**4.7700e-003**	**4.5600e-003**	**250.5892**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Heavy Industry	1.24979e+006	398.2098	0.0164	3.4000e-003	399.6344
General Light Industry	198940	63.3866	2.6200e-003	5.4000e-004	63.6133
General Office Building	84394.8	26.8900	1.1100e-003	2.3000e-004	26.9862
Parking Lot	20860	6.6464	2.7000e-004	6.0000e-005	6.6702
Total		**495.1328**	**0.0204**	**4.2300e-003**	**496.9041**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Heavy Industry	1.24979e+006	398.2098	0.0164	3.4000e-003	399.6344
General Light Industry	198940	63.3866	2.6200e-003	5.4000e-004	63.6133
General Office Building	84394.8	26.8900	1.1100e-003	2.3000e-004	26.9862
Parking Lot	20860	6.6464	2.7000e-004	6.0000e-005	6.6702
Total		**495.1328**	**0.0204**	**4.2300e-003**	**496.9041**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.7739	3.0000e-005	2.7700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.3700e-003	5.3700e-003	1.0000e-005	0.0000	5.7300e-003
Unmitigated	0.7739	3.0000e-005	2.7700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.3700e-003	5.3700e-003	1.0000e-005	0.0000	5.7300e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1777					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5959					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.6000e-004	3.0000e-005	2.7700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.3700e-003	5.3700e-003	1.0000e-005	0.0000	5.7300e-003
Total	**0.7739**	**3.0000e-005**	**2.7700e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**5.3700e-003**	**5.3700e-003**	**1.0000e-005**	**0.0000**	**5.7300e-003**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1777					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5959					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.6000e-004	3.0000e-005	2.7700e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.3700e-003	5.3700e-003	1.0000e-005	0.0000	5.7300e-003
Total	**0.7739**	**3.0000e-005**	**2.7700e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**5.3700e-003**	**5.3700e-003**	**1.0000e-005**	**0.0000**	**5.7300e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	157.8680	1.1330	0.0279	194.4948
Unmitigated	157.8680	1.1330	0.0279	194.4948

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Heavy Industry	28.4738 / 0	127.1647	0.9327	0.0229	157.3114
General Light Industry	4.5325 / 0	20.2423	0.1485	3.6500e-003	25.0410
General Office Building	1.5765 / 0.966241	10.4611	0.0518	1.3000e-003	12.1424
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**157.8680**	**1.1330**	**0.0279**	**194.4948**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Heavy Industry	28.4738 / 0	127.1647	0.9327	0.0229	157.3114
General Light Industry	4.5325 / 0	20.2423	0.1485	3.6500e-003	25.0410
General Office Building	1.5765 / 0.966241	10.4611	0.0518	1.3000e-003	12.1424
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**157.8680**	**1.1330**	**0.0279**	**194.4948**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	37.6000	2.2221	0.0000	93.1525
Unmitigated	37.6000	2.2221	0.0000	93.1525

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Heavy Industry	152.68	30.9927	1.8316	0.0000	76.7830
General Light Industry	24.3	4.9327	0.2915	0.0000	12.2205
General Office Building	8.25	1.6747	0.0990	0.0000	4.1489
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**37.6000**	**2.2221**	**0.0000**	**93.1525**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Heavy Industry	152.68	30.9927	1.8316	0.0000	76.7830
General Light Industry	24.3	4.9327	0.2915	0.0000	12.2205
General Office Building	8.25	1.6747	0.0990	0.0000	4.1489
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**37.6000**	**2.2221**	**0.0000**	**93.1525**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Steeno Warehouse

Mojave Desert AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	123.13	1000sqft	2.83	123,132.00	0
General Light Industry	19.60	1000sqft	0.45	19,600.00	0
General Office Building	8.87	1000sqft	0.20	8,865.00	0
Parking Lot	149.00	Space	1.34	59,600.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.6	**Precipitation Freq (Days)**	30
Climate Zone	10			**Operational Year**	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Sourthern California Edison assumed as utility company. All other values left as defaults.

Land Use -

Vehicle Trips - Consistent with IS/MND.

Table Name	Column Name	Default Value	New Value
tblVehicleTrips	DV_TP	5.00	0.00
tblVehicleTrips	DV_TP	5.00	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PR_TP	92.00	100.00
tblVehicleTrips	PR_TP	92.00	100.00
tblVehicleTrips	PR_TP	77.00	100.00
tblVehicleTrips	ST_TR	1.50	4.12
tblVehicleTrips	ST_TR	1.32	6.97
tblVehicleTrips	ST_TR	2.46	11.03
tblVehicleTrips	SU_TR	1.50	4.12
tblVehicleTrips	SU_TR	0.68	6.97
tblVehicleTrips	SU_TR	1.05	11.03
tblVehicleTrips	WD_TR	1.50	4.12

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	4.1652	42.4733	22.2971	0.0448	18.2141	2.1984	20.4125	9.9699	2.0225	11.9924	0.0000	4,383.3688	4,383.3688	1.1971	0.0000	4,401.8832
2021	197.7849	20.9566	20.1872	0.0444	0.9603	0.9682	1.9285	0.2601	0.9103	1.1704	0.0000	4,347.8148	4,347.8148	0.7264	0.0000	4,365.9755
Maximum	**197.7849**	**42.4733**	**22.2971**	**0.0448**	**18.2141**	**2.1984**	**20.4125**	**9.9699**	**2.0225**	**11.9924**	**0.0000**	**4,383.3688**	**4,383.3688**	**1.1971**	**0.0000**	**4,401.8832**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	4.1652	42.4733	22.2971	0.0448	18.2141	2.1984	20.4125	9.9699	2.0225	11.9924	0.0000	4,383.3688	4,383.3688	1.1971	0.0000	4,401.8832
2021	197.7849	20.9566	20.1872	0.0444	0.9603	0.9682	1.9285	0.2601	0.9103	1.1704	0.0000	4,347.8148	4,347.8148	0.7264	0.0000	4,365.9755
Maximum	**197.7849**	**42.4733**	**22.2971**	**0.0448**	**18.2141**	**2.1984**	**20.4125**	**9.9699**	**2.0225**	**11.9924**	**0.0000**	**4,383.3688**	**4,383.3688**	**1.1971**	**0.0000**	**4,401.8832**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.2420	2.8000e-004	0.0307	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0658	0.0658	1.7000e-004		0.0701
Energy	0.1379	1.2539	1.0532	7.5200e-003		0.0953	0.0953		0.0953	0.0953		1,504.6331	1,504.6331	0.0288	0.0276	1,513.5744
Mobile	1.7904	13.1320	18.1883	0.0769	4.9200	0.0443	4.9643	1.3167	0.0416	1.3583		7,859.4468	7,859.4468	0.5297		7,872.6887
Total	**6.1704**	**14.3861**	**19.2723**	**0.0844**	**4.9200**	**0.1397**	**5.0597**	**1.3167**	**0.1370**	**1.4537**		**9,364.1457**	**9,364.1457**	**0.5587**	**0.0276**	**9,386.3332**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.2420	2.8000e-004	0.0307	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0658	0.0658	1.7000e-004		0.0701
Energy	0.1379	1.2539	1.0532	7.5200e-003		0.0953	0.0953		0.0953	0.0953		1,504.6331	1,504.6331	0.0288	0.0276	1,513.5744
Mobile	1.7904	13.1320	18.1883	0.0769	4.9200	0.0443	4.9643	1.3167	0.0416	1.3583		7,859.4468	7,859.4468	0.5297		7,872.6887
Total	**6.1704**	**14.3861**	**19.2723**	**0.0844**	**4.9200**	**0.1397**	**5.0597**	**1.3167**	**0.1370**	**1.4537**		**9,364.1457**	**9,364.1457**	**0.5587**	**0.0276**	**9,386.3332**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	8/1/2020	8/28/2020	5	20	
2	Site Preparation	Site Preparation	8/29/2020	9/4/2020	5	5	
3	Grading	Grading	9/5/2020	9/16/2020	5	8	
4	Building Construction	Building Construction	9/17/2020	8/4/2021	5	230	
5	Paving	Paving	8/5/2021	8/30/2021	5	18	
6	Architectural Coating	Architectural Coating	8/31/2021	9/23/2021	5	18	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4

Acres of Paving: 1.34

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 227,396; Non-Residential Outdoor: 75,799; Striped Parking Area: 3,576 (Architectural Coating sqft)

OffRoad Equipment

Steeno Warehouse - Mojave Desert AQMD Air District, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Grading	Excavators	1	8.00	158	0.38
Paving	Pavers	1	8.00	130	0.42
Paving	Rollers	2	6.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Paving	Paving Equipment	2	6.00	132	0.36
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	88.00	35.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.3121	33.2010	21.7532	0.0388		1.6587	1.6587		1.5419	1.5419		3,747.7049	3,747.7049	1.0580		3,774.1536
Total	**3.3121**	**33.2010**	**21.7532**	**0.0388**		**1.6587**	**1.6587**		**1.5419**	**1.5419**		**3,747.7049**	**3,747.7049**	**1.0580**		**3,774.1536**

3.2 Demolition - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0740	0.0466	0.5439	1.2600e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		125.2793	125.2793	4.3700e-003		125.3884
Total	**0.0740**	**0.0466**	**0.5439**	**1.2600e-003**	**0.1232**	**7.8000e-004**	**0.1240**	**0.0327**	**7.2000e-004**	**0.0334**		**125.2793**	**125.2793**	**4.3700e-003**		**125.3884**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.3121	33.2010	21.7532	0.0388		1.6587	1.6587		1.5419	1.5419	0.0000	3,747.7049	3,747.7049	1.0580		3,774.1536
Total	**3.3121**	**33.2010**	**21.7532**	**0.0388**		**1.6587**	**1.6587**		**1.5419**	**1.5419**	**0.0000**	**3,747.7049**	**3,747.7049**	**1.0580**		**3,774.1536**

3.2 Demolition - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0740	0.0466	0.5439	1.2600e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		125.2793	125.2793	4.3700e-003		125.3884
Total	**0.0740**	**0.0466**	**0.5439**	**1.2600e-003**	**0.1232**	**7.8000e-004**	**0.1240**	**0.0327**	**7.2000e-004**	**0.0334**		**125.2793**	**125.2793**	**4.3700e-003**		**125.3884**

3.3 Site Preparation - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.0765	42.4173	21.5136	0.0380		2.1974	2.1974		2.0216	2.0216		3,685.1016	3,685.1016	1.1918		3,714.8975
Total	**4.0765**	**42.4173**	**21.5136**	**0.0380**	**18.0663**	**2.1974**	**20.2637**	**9.9307**	**2.0216**	**11.9523**		**3,685.1016**	**3,685.1016**	**1.1918**		**3,714.8975**

3.3 Site Preparation - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0888	0.0559	0.6527	1.5100e-003	0.1479	9.4000e-004	0.1488	0.0392	8.6000e-004	0.0401		150.3351	150.3351	5.2400e-003		150.4661
Total	**0.0888**	**0.0559**	**0.6527**	**1.5100e-003**	**0.1479**	**9.4000e-004**	**0.1488**	**0.0392**	**8.6000e-004**	**0.0401**		**150.3351**	**150.3351**	**5.2400e-003**		**150.4661**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.0765	42.4173	21.5136	0.0380		2.1974	2.1974		2.0216	2.0216	0.0000	3,685.1016	3,685.1016	1.1918		3,714.8975
Total	**4.0765**	**42.4173**	**21.5136**	**0.0380**	**18.0663**	**2.1974**	**20.2637**	**9.9307**	**2.0216**	**11.9523**	**0.0000**	**3,685.1016**	**3,685.1016**	**1.1918**		**3,714.8975**

3.3 Site Preparation - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0888	0.0559	0.6527	1.5100e-003	0.1479	9.4000e-004	0.1488	0.0392	8.6000e-004	0.0401		150.3351	150.3351	5.2400e-003		150.4661
Total	**0.0888**	**0.0559**	**0.6527**	**1.5100e-003**	**0.1479**	**9.4000e-004**	**0.1488**	**0.0392**	**8.6000e-004**	**0.0401**		**150.3351**	**150.3351**	**5.2400e-003**		**150.4661**

3.4 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	2.4288	26.3859	16.0530	0.0297		1.2734	1.2734		1.1716	1.1716		2,872.4851	2,872.4851	0.9290		2,895.7106
Total	**2.4288**	**26.3859**	**16.0530**	**0.0297**	**6.5523**	**1.2734**	**7.8258**	**3.3675**	**1.1716**	**4.5390**		**2,872.4851**	**2,872.4851**	**0.9290**		**2,895.7106**

3.4 Grading - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0740	0.0466	0.5439	1.2600e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		125.2793	125.2793	4.3700e-003		125.3884
Total	**0.0740**	**0.0466**	**0.5439**	**1.2600e-003**	**0.1232**	**7.8000e-004**	**0.1240**	**0.0327**	**7.2000e-004**	**0.0334**		**125.2793**	**125.2793**	**4.3700e-003**		**125.3884**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	2.4288	26.3859	16.0530	0.0297		1.2734	1.2734		1.1716	1.1716	0.0000	2,872.4851	2,872.4851	0.9290		2,895.7106
Total	**2.4288**	**26.3859**	**16.0530**	**0.0297**	**6.5523**	**1.2734**	**7.8258**	**3.3675**	**1.1716**	**4.5390**	**0.0000**	**2,872.4851**	**2,872.4851**	**0.9290**		**2,895.7106**

3.4 Grading - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0740	0.0466	0.5439	1.2600e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		125.2793	125.2793	4.3700e-003		125.3884
Total	**0.0740**	**0.0466**	**0.5439**	**1.2600e-003**	**0.1232**	**7.8000e-004**	**0.1240**	**0.0327**	**7.2000e-004**	**0.0334**		**125.2793**	**125.2793**	**4.3700e-003**		**125.3884**

3.5 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503		2,553.0631	2,553.0631	0.6229		2,568.6345
Total	**2.1198**	**19.1860**	**16.8485**	**0.0269**		**1.1171**	**1.1171**		**1.0503**	**1.0503**		**2,553.0631**	**2,553.0631**	**0.6229**		**2,568.6345**

3.5 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1163	3.6060	0.8167	0.0105	0.2374	0.0165	0.2538	0.0684	0.0157	0.0841		1,095.3341	1,095.3341	0.0921		1,097.6366
Worker	0.4340	0.2734	3.1911	7.3900e-003	0.7229	4.5800e-003	0.7275	0.1918	4.2200e-003	0.1960		734.9717	734.9717	0.0256		735.6121
Total	**0.5503**	**3.8793**	**4.0077**	**0.0179**	**0.9603**	**0.0210**	**0.9813**	**0.2601**	**0.0200**	**0.2801**		**1,830.3057**	**1,830.3057**	**0.1177**		**1,833.2487**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503	0.0000	2,553.0631	2,553.0631	0.6229		2,568.6345
Total	**2.1198**	**19.1860**	**16.8485**	**0.0269**		**1.1171**	**1.1171**		**1.0503**	**1.0503**	**0.0000**	**2,553.0631**	**2,553.0631**	**0.6229**		**2,568.6345**

3.5 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1163	3.6060	0.8167	0.0105	0.2374	0.0165	0.2538	0.0684	0.0157	0.0841		1,095.3341	1,095.3341	0.0921		1,097.6366
Worker	0.4340	0.2734	3.1911	7.3900e-003	0.7229	4.5800e-003	0.7275	0.1918	4.2200e-003	0.1960		734.9717	734.9717	0.0256		735.6121
Total	**0.5503**	**3.8793**	**4.0077**	**0.0179**	**0.9603**	**0.0210**	**0.9813**	**0.2601**	**0.0200**	**0.2801**		**1,830.3057**	**1,830.3057**	**0.1177**		**1,833.2487**

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013		2,553.3639	2,553.3639	0.6160		2,568.7643
Total	**1.9009**	**17.4321**	**16.5752**	**0.0269**		**0.9586**	**0.9586**		**0.9013**	**0.9013**		**2,553.3639**	**2,553.3639**	**0.6160**		**2,568.7643**

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1013	3.2810	0.7063	0.0104	0.2374	5.2000e-003	0.2426	0.0684	4.9700e-003	0.0733		1,086.9305	1,086.9305	0.0876		1,089.1215
Worker	0.4019	0.2435	2.9057	7.1100e-003	0.7229	4.4200e-003	0.7273	0.1918	4.0700e-003	0.1958		707.5205	707.5205	0.0228		708.0897
Total	**0.5031**	**3.5245**	**3.6120**	**0.0175**	**0.9603**	**9.6200e-003**	**0.9699**	**0.2601**	**9.0400e-003**	**0.2692**		**1,794.4509**	**1,794.4509**	**0.1104**		**1,797.2112**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013	0.0000	2,553.3639	2,553.3639	0.6160		2,568.7643
Total	**1.9009**	**17.4321**	**16.5752**	**0.0269**		**0.9586**	**0.9586**		**0.9013**	**0.9013**	**0.0000**	**2,553.3639**	**2,553.3639**	**0.6160**		**2,568.7643**

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1013	3.2810	0.7063	0.0104	0.2374	5.2000e-003	0.2426	0.0684	4.9700e-003	0.0733		1,086.9305	1,086.9305	0.0876		1,089.1215
Worker	0.4019	0.2435	2.9057	7.1100e-003	0.7229	4.4200e-003	0.7273	0.1918	4.0700e-003	0.1958		707.5205	707.5205	0.0228		708.0897
Total	**0.5031**	**3.5245**	**3.6120**	**0.0175**	**0.9603**	**9.6200e-003**	**0.9699**	**0.2601**	**9.0400e-003**	**0.2692**		**1,794.4509**	**1,794.4509**	**0.1104**		**1,797.2112**

3.6 Paving - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0940	10.8399	12.2603	0.0189		0.5788	0.5788		0.5342	0.5342		1,804.5523	1,804.5523	0.5670		1,818.7270
Paving	0.1950					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.2890**	**10.8399**	**12.2603**	**0.0189**		**0.5788**	**0.5788**		**0.5342**	**0.5342**		**1,804.5523**	**1,804.5523**	**0.5670**		**1,818.7270**

3.6 Paving - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0913	0.0553	0.6604	1.6200e-003	0.1643	1.0000e-003	0.1653	0.0436	9.3000e-004	0.0445		160.8001	160.8001	5.1700e-003		160.9295
Total	**0.0913**	**0.0553**	**0.6604**	**1.6200e-003**	**0.1643**	**1.0000e-003**	**0.1653**	**0.0436**	**9.3000e-004**	**0.0445**		**160.8001**	**160.8001**	**5.1700e-003**		**160.9295**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0940	10.8399	12.2603	0.0189		0.5788	0.5788		0.5342	0.5342	0.0000	1,804.5523	1,804.5523	0.5670		1,818.7270
Paving	0.1950					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.2890**	**10.8399**	**12.2603**	**0.0189**		**0.5788**	**0.5788**		**0.5342**	**0.5342**	**0.0000**	**1,804.5523**	**1,804.5523**	**0.5670**		**1,818.7270**

3.6 Paving - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0913	0.0553	0.6604	1.6200e-003	0.1643	1.0000e-003	0.1653	0.0436	9.3000e-004	0.0445		160.8001	160.8001	5.1700e-003		160.9295
Total	**0.0913**	**0.0553**	**0.6604**	**1.6200e-003**	**0.1643**	**1.0000e-003**	**0.1653**	**0.0436**	**9.3000e-004**	**0.0445**		**160.8001**	**160.8001**	**5.1700e-003**		**160.9295**

3.7 Architectural Coating - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	197.4838					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941		281.4481	281.4481	0.0193		281.9309
Total	**197.7027**	**1.5268**	**1.8176**	**2.9700e-003**		**0.0941**	**0.0941**		**0.0941**	**0.0941**		**281.4481**	**281.4481**	**0.0193**		**281.9309**

3.7 Architectural Coating - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0822	0.0498	0.5944	1.4500e-003	0.1479	9.0000e-004	0.1488	0.0392	8.3000e-004	0.0401		144.7201	144.7201	4.6600e-003		144.8365
Total	**0.0822**	**0.0498**	**0.5944**	**1.4500e-003**	**0.1479**	**9.0000e-004**	**0.1488**	**0.0392**	**8.3000e-004**	**0.0401**		**144.7201**	**144.7201**	**4.6600e-003**		**144.8365**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	197.4838					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.9309
Total	**197.7027**	**1.5268**	**1.8176**	**2.9700e-003**		**0.0941**	**0.0941**		**0.0941**	**0.0941**	**0.0000**	**281.4481**	**281.4481**	**0.0193**		**281.9309**

3.7 Architectural Coating - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0822	0.0498	0.5944	1.4500e-003	0.1479	9.0000e-004	0.1488	0.0392	8.3000e-004	0.0401		144.7201	144.7201	4.6600e-003		144.8365
Total	**0.0822**	**0.0498**	**0.5944**	**1.4500e-003**	**0.1479**	**9.0000e-004**	**0.1488**	**0.0392**	**8.3000e-004**	**0.0401**		**144.7201**	**144.7201**	**4.6600e-003**		**144.8365**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.7904	13.1320	18.1883	0.0769	4.9200	0.0443	4.9643	1.3167	0.0416	1.3583		7,859.4468	7,859.4468	0.5297		7,872.6887
Unmitigated	1.7904	13.1320	18.1883	0.0769	4.9200	0.0443	4.9643	1.3167	0.0416	1.3583		7,859.4468	7,859.4468	0.5297		7,872.6887

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Heavy Industry	507.30	507.30	507.30	1,587,695	1,587,695
General Light Industry	136.61	136.61	136.61	427,551	427,551
General Office Building	97.78	97.78	97.78	285,664	285,664
Parking Lot	0.00	0.00	0.00		
Total	741.70	741.70	741.70	2,300,909	2,300,909

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Heavy Industry	9.50	7.30	7.30	59.00	28.00	13.00	100	0	0
General Light Industry	9.50	7.30	7.30	59.00	28.00	13.00	100	0	0
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	100	0	0
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Heavy Industry	0.542047	0.035396	0.174897	0.107230	0.017469	0.005327	0.008901	0.094756	0.001421	0.002157	0.008671	0.000709	0.001020
General Light Industry	0.542047	0.035396	0.174897	0.107230	0.017469	0.005327	0.008901	0.094756	0.001421	0.002157	0.008671	0.000709	0.001020
General Office Building	0.542047	0.035396	0.174897	0.107230	0.017469	0.005327	0.008901	0.094756	0.001421	0.002157	0.008671	0.000709	0.001020
Parking Lot	0.542047	0.035396	0.174897	0.107230	0.017469	0.005327	0.008901	0.094756	0.001421	0.002157	0.008671	0.000709	0.001020

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1379	1.2539	1.0532	7.5200e-003		0.0953	0.0953		0.0953	0.0953		1,504.6331	1,504.6331	0.0288	0.0276	1,513.5744
NaturalGas Unmitigated	0.1379	1.2539	1.0532	7.5200e-003		0.0953	0.0953		0.0953	0.0953		1,504.6331	1,504.6331	0.0288	0.0276	1,513.5744

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	10960.4	0.1182	1.0746	0.9026	6.4500e-003		0.0817	0.0817		0.0817	0.0817		1,289.4629	1,289.4629	0.0247	0.0236	1,297.1255
General Light Industry	1744.67	0.0188	0.1711	0.1437	1.0300e-003		0.0130	0.0130		0.0130	0.0130		205.2551	205.2551	3.9300e-003	3.7600e-003	206.4749
General Office Building	84.2782	9.1000e-004	8.2600e-003	6.9400e-003	5.0000e-005		6.3000e-004	6.3000e-004		6.3000e-004	6.3000e-004		9.9151	9.9151	1.9000e-004	1.8000e-004	9.9740
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.1379**	**1.2539**	**1.0532**	**7.5300e-003**		**0.0953**	**0.0953**		**0.0953**	**0.0953**		**1,504.6331**	**1,504.6331**	**0.0288**	**0.0276**	**1,513.5744**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	10.9604	0.1182	1.0746	0.9026	6.4500e-003		0.0817	0.0817		0.0817	0.0817		1,289.4629	1,289.4629	0.0247	0.0236	1,297.1255
General Light Industry	1.74467	0.0188	0.1711	0.1437	1.0300e-003		0.0130	0.0130		0.0130	0.0130		205.2551	205.2551	3.9300e-003	3.7600e-003	206.4749
General Office Building	0.0842782	9.1000e-004	8.2600e-003	6.9400e-003	5.0000e-005		6.3000e-004	6.3000e-004		6.3000e-004	6.3000e-004		9.9151	9.9151	1.9000e-004	1.8000e-004	9.9740
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.1379**	**1.2539**	**1.0532**	**7.5300e-003**		**0.0953**	**0.0953**		**0.0953**	**0.0953**		**1,504.6331**	**1,504.6331**	**0.0288**	**0.0276**	**1,513.5744**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.2420	2.8000e-004	0.0307	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0658	0.0658	1.7000e-004		0.0701
Unmitigated	4.2420	2.8000e-004	0.0307	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0658	0.0658	1.7000e-004		0.0701

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.9739					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.2653					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.8600e-003	2.8000e-004	0.0307	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0658	0.0658	1.7000e-004		0.0701
Total	**4.2420**	**2.8000e-004**	**0.0307**	**0.0000**		**1.1000e-004**	**1.1000e-004**		**1.1000e-004**	**1.1000e-004**		**0.0658**	**0.0658**	**1.7000e-004**		**0.0701**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.9739					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.2653					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.8600e-003	2.8000e-004	0.0307	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0658	0.0658	1.7000e-004		0.0701
Total	**4.2420**	**2.8000e-004**	**0.0307**	**0.0000**		**1.1000e-004**	**1.1000e-004**		**1.1000e-004**	**1.1000e-004**		**0.0658**	**0.0658**	**1.7000e-004**		**0.0701**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Steeno Warehouse

Mojave Desert AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Heavy Industry	123.13	1000sqft	2.83	123,132.00	0
General Light Industry	19.60	1000sqft	0.45	19,600.00	0
General Office Building	8.87	1000sqft	0.20	8,865.00	0
Parking Lot	149.00	Space	1.34	59,600.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.6	**Precipitation Freq (Days)**	30
Climate Zone	10			**Operational Year**	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Sourthern California Edison assumed as utility company. All other values left as defaults.

Land Use -

Vehicle Trips - Consistent with IS/MND.

Table Name	Column Name	Default Value	New Value
tblVehicleTrips	DV_TP	5.00	0.00
tblVehicleTrips	DV_TP	5.00	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PR_TP	92.00	100.00
tblVehicleTrips	PR_TP	92.00	100.00
tblVehicleTrips	PR_TP	77.00	100.00
tblVehicleTrips	ST_TR	1.50	4.12
tblVehicleTrips	ST_TR	1.32	6.97
tblVehicleTrips	ST_TR	2.46	11.03
tblVehicleTrips	SU_TR	1.50	4.12
tblVehicleTrips	SU_TR	0.68	6.97
tblVehicleTrips	SU_TR	1.05	11.03
tblVehicleTrips	WD_TR	1.50	4.12

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	4.1601	42.4748	22.1875	0.0434	18.2141	2.1984	20.4125	9.9699	2.0225	11.9924	0.0000	4,241.1268	4,241.1268	1.1963	0.0000	4,259.8379
2021	197.7803	20.8985	19.7332	0.0431	0.9603	0.9684	1.9286	0.2601	0.9104	1.1706	0.0000	4,209.1405	4,209.1405	0.7345	0.0000	4,227.5032
Maximum	**197.7803**	**42.4748**	**22.1875**	**0.0434**	**18.2141**	**2.1984**	**20.4125**	**9.9699**	**2.0225**	**11.9924**	**0.0000**	**4,241.1268**	**4,241.1268**	**1.1963**	**0.0000**	**4,259.8379**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	4.1601	42.4748	22.1875	0.0434	18.2141	2.1984	20.4125	9.9699	2.0225	11.9924	0.0000	4,241.1268	4,241.1268	1.1963	0.0000	4,259.8379
2021	197.7803	20.8985	19.7332	0.0431	0.9603	0.9684	1.9286	0.2601	0.9104	1.1706	0.0000	4,209.1405	4,209.1405	0.7345	0.0000	4,227.5032
Maximum	**197.7803**	**42.4748**	**22.1875**	**0.0434**	**18.2141**	**2.1984**	**20.4125**	**9.9699**	**2.0225**	**11.9924**	**0.0000**	**4,241.1268**	**4,241.1268**	**1.1963**	**0.0000**	**4,259.8379**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.2420	2.8000e-004	0.0307	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0658	0.0658	1.7000e-004		0.0701
Energy	0.1379	1.2539	1.0532	7.5200e-003		0.0953	0.0953		0.0953	0.0953		1,504.6331	1,504.6331	0.0288	0.0276	1,513.5744
Mobile	1.5211	12.9307	15.7976	0.0700	4.9200	0.0448	4.9648	1.3167	0.0420	1.3587		7,160.4139	7,160.4139	0.5600		7,174.4138
Total	**5.9010**	**14.1848**	**16.8816**	**0.0775**	**4.9200**	**0.1402**	**5.0602**	**1.3167**	**0.1374**	**1.4541**		**8,665.1128**	**8,665.1128**	**0.5890**	**0.0276**	**8,688.0583**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.2420	2.8000e-004	0.0307	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0658	0.0658	1.7000e-004		0.0701
Energy	0.1379	1.2539	1.0532	7.5200e-003		0.0953	0.0953		0.0953	0.0953		1,504.6331	1,504.6331	0.0288	0.0276	1,513.5744
Mobile	1.5211	12.9307	15.7976	0.0700	4.9200	0.0448	4.9648	1.3167	0.0420	1.3587		7,160.4139	7,160.4139	0.5600		7,174.4138
Total	**5.9010**	**14.1848**	**16.8816**	**0.0775**	**4.9200**	**0.1402**	**5.0602**	**1.3167**	**0.1374**	**1.4541**		**8,665.1128**	**8,665.1128**	**0.5890**	**0.0276**	**8,688.0583**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	8/1/2020	8/28/2020	5	20	
2	Site Preparation	Site Preparation	8/29/2020	9/4/2020	5	5	
3	Grading	Grading	9/5/2020	9/16/2020	5	8	
4	Building Construction	Building Construction	9/17/2020	8/4/2021	5	230	
5	Paving	Paving	8/5/2021	8/30/2021	5	18	
6	Architectural Coating	Architectural Coating	8/31/2021	9/23/2021	5	18	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4

Acres of Paving: 1.34

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 227,396; Non-Residential Outdoor: 75,799; Striped Parking Area: 3,576 (Architectural Coating sqft)

OffRoad Equipment

Steeno Warehouse - Mojave Desert AQMD Air District, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Grading	Excavators	1	8.00	158	0.38
Paving	Pavers	1	8.00	130	0.42
Paving	Rollers	2	6.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Paving	Paving Equipment	2	6.00	132	0.36
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	88.00	35.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.3121	33.2010	21.7532	0.0388		1.6587	1.6587		1.5419	1.5419		3,747.7049	3,747.7049	1.0580		3,774.1536
Total	**3.3121**	**33.2010**	**21.7532**	**0.0388**		**1.6587**	**1.6587**		**1.5419**	**1.5419**		**3,747.7049**	**3,747.7049**	**1.0580**		**3,774.1536**

3.2 Demolition - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0697	0.0479	0.4343	1.1100e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		110.0154	110.0154	3.7300e-003		110.1087
Total	**0.0697**	**0.0479**	**0.4343**	**1.1100e-003**	**0.1232**	**7.8000e-004**	**0.1240**	**0.0327**	**7.2000e-004**	**0.0334**		**110.0154**	**110.0154**	**3.7300e-003**		**110.1087**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.3121	33.2010	21.7532	0.0388		1.6587	1.6587		1.5419	1.5419	0.0000	3,747.7049	3,747.7049	1.0580		3,774.1536
Total	**3.3121**	**33.2010**	**21.7532**	**0.0388**		**1.6587**	**1.6587**		**1.5419**	**1.5419**	**0.0000**	**3,747.7049**	**3,747.7049**	**1.0580**		**3,774.1536**

3.2 Demolition - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0697	0.0479	0.4343	1.1100e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		110.0154	110.0154	3.7300e-003		110.1087
Total	**0.0697**	**0.0479**	**0.4343**	**1.1100e-003**	**0.1232**	**7.8000e-004**	**0.1240**	**0.0327**	**7.2000e-004**	**0.0334**		**110.0154**	**110.0154**	**3.7300e-003**		**110.1087**

3.3 Site Preparation - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.0765	42.4173	21.5136	0.0380		2.1974	2.1974		2.0216	2.0216		3,685.1016	3,685.1016	1.1918		3,714.8975
Total	**4.0765**	**42.4173**	**21.5136**	**0.0380**	**18.0663**	**2.1974**	**20.2637**	**9.9307**	**2.0216**	**11.9523**		**3,685.1016**	**3,685.1016**	**1.1918**		**3,714.8975**

3.3 Site Preparation - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0836	0.0575	0.5211	1.3300e-003	0.1479	9.4000e-004	0.1488	0.0392	8.6000e-004	0.0401		132.0185	132.0185	4.4800e-003		132.1305
Total	**0.0836**	**0.0575**	**0.5211**	**1.3300e-003**	**0.1479**	**9.4000e-004**	**0.1488**	**0.0392**	**8.6000e-004**	**0.0401**		**132.0185**	**132.0185**	**4.4800e-003**		**132.1305**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.0765	42.4173	21.5136	0.0380		2.1974	2.1974		2.0216	2.0216	0.0000	3,685.1016	3,685.1016	1.1918		3,714.8975
Total	**4.0765**	**42.4173**	**21.5136**	**0.0380**	**18.0663**	**2.1974**	**20.2637**	**9.9307**	**2.0216**	**11.9523**	**0.0000**	**3,685.1016**	**3,685.1016**	**1.1918**		**3,714.8975**

3.3 Site Preparation - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0836	0.0575	0.5211	1.3300e-003	0.1479	9.4000e-004	0.1488	0.0392	8.6000e-004	0.0401		132.0185	132.0185	4.4800e-003		132.1305
Total	**0.0836**	**0.0575**	**0.5211**	**1.3300e-003**	**0.1479**	**9.4000e-004**	**0.1488**	**0.0392**	**8.6000e-004**	**0.0401**		**132.0185**	**132.0185**	**4.4800e-003**		**132.1305**

3.4 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	2.4288	26.3859	16.0530	0.0297		1.2734	1.2734		1.1716	1.1716		2,872.4851	2,872.4851	0.9290		2,895.7106
Total	**2.4288**	**26.3859**	**16.0530**	**0.0297**	**6.5523**	**1.2734**	**7.8258**	**3.3675**	**1.1716**	**4.5390**		**2,872.4851**	**2,872.4851**	**0.9290**		**2,895.7106**

3.4 Grading - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0697	0.0479	0.4343	1.1100e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		110.0154	110.0154	3.7300e-003		110.1087
Total	**0.0697**	**0.0479**	**0.4343**	**1.1100e-003**	**0.1232**	**7.8000e-004**	**0.1240**	**0.0327**	**7.2000e-004**	**0.0334**		**110.0154**	**110.0154**	**3.7300e-003**		**110.1087**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	2.4288	26.3859	16.0530	0.0297		1.2734	1.2734		1.1716	1.1716	0.0000	2,872.4851	2,872.4851	0.9290		2,895.7106
Total	**2.4288**	**26.3859**	**16.0530**	**0.0297**	**6.5523**	**1.2734**	**7.8258**	**3.3675**	**1.1716**	**4.5390**	**0.0000**	**2,872.4851**	**2,872.4851**	**0.9290**		**2,895.7106**

3.4 Grading - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0697	0.0479	0.4343	1.1100e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		110.0154	110.0154	3.7300e-003		110.1087
Total	**0.0697**	**0.0479**	**0.4343**	**1.1100e-003**	**0.1232**	**7.8000e-004**	**0.1240**	**0.0327**	**7.2000e-004**	**0.0334**		**110.0154**	**110.0154**	**3.7300e-003**		**110.1087**

3.5 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503		2,553.0631	2,553.0631	0.6229		2,568.6345
Total	**2.1198**	**19.1860**	**16.8485**	**0.0269**		**1.1171**	**1.1171**		**1.0503**	**1.0503**		**2,553.0631**	**2,553.0631**	**0.6229**		**2,568.6345**

3.5 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1237	3.5477	0.9599	9.9900e-003	0.2374	0.0166	0.2540	0.0684	0.0159	0.0842		1,042.6401	1,042.6401	0.1037		1,045.2323
Worker	0.4088	0.2810	2.5478	6.4800e-003	0.7229	4.5800e-003	0.7275	0.1918	4.2200e-003	0.1960		645.4237	645.4237	0.0219		645.9711
Total	**0.5326**	**3.8287**	**3.5076**	**0.0165**	**0.9603**	**0.0212**	**0.9815**	**0.2601**	**0.0201**	**0.2802**		**1,688.0637**	**1,688.0637**	**0.1256**		**1,691.2034**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503	0.0000	2,553.0631	2,553.0631	0.6229		2,568.6345
Total	**2.1198**	**19.1860**	**16.8485**	**0.0269**		**1.1171**	**1.1171**		**1.0503**	**1.0503**	**0.0000**	**2,553.0631**	**2,553.0631**	**0.6229**		**2,568.6345**

3.5 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1237	3.5477	0.9599	9.9900e-003	0.2374	0.0166	0.2540	0.0684	0.0159	0.0842		1,042.6401	1,042.6401	0.1037		1,045.2323
Worker	0.4088	0.2810	2.5478	6.4800e-003	0.7229	4.5800e-003	0.7275	0.1918	4.2200e-003	0.1960		645.4237	645.4237	0.0219		645.9711
Total	**0.5326**	**3.8287**	**3.5076**	**0.0165**	**0.9603**	**0.0212**	**0.9815**	**0.2601**	**0.0201**	**0.2802**		**1,688.0637**	**1,688.0637**	**0.1256**		**1,691.2034**

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013		2,553.3639	2,553.3639	0.6160		2,568.7643
Total	**1.9009**	**17.4321**	**16.5752**	**0.0269**		**0.9586**	**0.9586**		**0.9013**	**0.9013**		**2,553.3639**	**2,553.3639**	**0.6160**		**2,568.7643**

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1084	3.2163	0.8428	9.9100e-003	0.2374	5.3300e-003	0.2427	0.0684	5.0900e-003	0.0735		1,034.4112	1,034.4112	0.0990		1,036.8864
Worker	0.3794	0.2502	2.3152	6.2400e-003	0.7229	4.4200e-003	0.7273	0.1918	4.0700e-003	0.1958		621.3654	621.3654	0.0195		621.8525
Total	**0.4878**	**3.4664**	**3.1580**	**0.0162**	**0.9603**	**9.7500e-003**	**0.9700**	**0.2601**	**9.1600e-003**	**0.2693**		**1,655.7766**	**1,655.7766**	**0.1185**		**1,658.7389**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013	0.0000	2,553.3639	2,553.3639	0.6160		2,568.7643
Total	**1.9009**	**17.4321**	**16.5752**	**0.0269**		**0.9586**	**0.9586**		**0.9013**	**0.9013**	**0.0000**	**2,553.3639**	**2,553.3639**	**0.6160**		**2,568.7643**

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1084	3.2163	0.8428	9.9100e-003	0.2374	5.3300e-003	0.2427	0.0684	5.0900e-003	0.0735		1,034.4112	1,034.4112	0.0990		1,036.8864
Worker	0.3794	0.2502	2.3152	6.2400e-003	0.7229	4.4200e-003	0.7273	0.1918	4.0700e-003	0.1958		621.3654	621.3654	0.0195		621.8525
Total	**0.4878**	**3.4664**	**3.1580**	**0.0162**	**0.9603**	**9.7500e-003**	**0.9700**	**0.2601**	**9.1600e-003**	**0.2693**		**1,655.7766**	**1,655.7766**	**0.1185**		**1,658.7389**

3.6 Paving - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0940	10.8399	12.2603	0.0189		0.5788	0.5788		0.5342	0.5342		1,804.5523	1,804.5523	0.5670		1,818.7270
Paving	0.1950					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.2890**	**10.8399**	**12.2603**	**0.0189**		**0.5788**	**0.5788**		**0.5342**	**0.5342**		**1,804.5523**	**1,804.5523**	**0.5670**		**1,818.7270**

3.6 Paving - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0862	0.0569	0.5262	1.4200e-003	0.1643	1.0000e-003	0.1653	0.0436	9.3000e-004	0.0445		141.2194	141.2194	4.4300e-003		141.3301
Total	**0.0862**	**0.0569**	**0.5262**	**1.4200e-003**	**0.1643**	**1.0000e-003**	**0.1653**	**0.0436**	**9.3000e-004**	**0.0445**		**141.2194**	**141.2194**	**4.4300e-003**		**141.3301**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0940	10.8399	12.2603	0.0189		0.5788	0.5788		0.5342	0.5342	0.0000	1,804.5523	1,804.5523	0.5670		1,818.7270
Paving	0.1950					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.2890**	**10.8399**	**12.2603**	**0.0189**		**0.5788**	**0.5788**		**0.5342**	**0.5342**	**0.0000**	**1,804.5523**	**1,804.5523**	**0.5670**		**1,818.7270**

3.6 Paving - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0862	0.0569	0.5262	1.4200e-003	0.1643	1.0000e-003	0.1653	0.0436	9.3000e-004	0.0445		141.2194	141.2194	4.4300e-003		141.3301
Total	**0.0862**	**0.0569**	**0.5262**	**1.4200e-003**	**0.1643**	**1.0000e-003**	**0.1653**	**0.0436**	**9.3000e-004**	**0.0445**		**141.2194**	**141.2194**	**4.4300e-003**		**141.3301**

3.7 Architectural Coating - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	197.4838					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941		281.4481	281.4481	0.0193		281.9309
Total	**197.7027**	**1.5268**	**1.8176**	**2.9700e-003**		**0.0941**	**0.0941**		**0.0941**	**0.0941**		**281.4481**	**281.4481**	**0.0193**		**281.9309**

3.7 Architectural Coating - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0776	0.0512	0.4736	1.2800e-003	0.1479	9.0000e-004	0.1488	0.0392	8.3000e-004	0.0401		127.0975	127.0975	3.9900e-003		127.1971
Total	**0.0776**	**0.0512**	**0.4736**	**1.2800e-003**	**0.1479**	**9.0000e-004**	**0.1488**	**0.0392**	**8.3000e-004**	**0.0401**		**127.0975**	**127.0975**	**3.9900e-003**		**127.1971**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	197.4838					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.9309
Total	**197.7027**	**1.5268**	**1.8176**	**2.9700e-003**		**0.0941**	**0.0941**		**0.0941**	**0.0941**	**0.0000**	**281.4481**	**281.4481**	**0.0193**		**281.9309**

3.7 Architectural Coating - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0776	0.0512	0.4736	1.2800e-003	0.1479	9.0000e-004	0.1488	0.0392	8.3000e-004	0.0401		127.0975	127.0975	3.9900e-003		127.1971
Total	**0.0776**	**0.0512**	**0.4736**	**1.2800e-003**	**0.1479**	**9.0000e-004**	**0.1488**	**0.0392**	**8.3000e-004**	**0.0401**		**127.0975**	**127.0975**	**3.9900e-003**		**127.1971**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.5211	12.9307	15.7976	0.0700	4.9200	0.0448	4.9648	1.3167	0.0420	1.3587		7,160.4139	7,160.4139	0.5600		7,174.4138
Unmitigated	1.5211	12.9307	15.7976	0.0700	4.9200	0.0448	4.9648	1.3167	0.0420	1.3587		7,160.4139	7,160.4139	0.5600		7,174.4138

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Heavy Industry	507.30	507.30	507.30	1,587,695	1,587,695
General Light Industry	136.61	136.61	136.61	427,551	427,551
General Office Building	97.78	97.78	97.78	285,664	285,664
Parking Lot	0.00	0.00	0.00		
Total	741.70	741.70	741.70	2,300,909	2,300,909

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Heavy Industry	9.50	7.30	7.30	59.00	28.00	13.00	100	0	0
General Light Industry	9.50	7.30	7.30	59.00	28.00	13.00	100	0	0
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	100	0	0
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Heavy Industry	0.542047	0.035396	0.174897	0.107230	0.017469	0.005327	0.008901	0.094756	0.001421	0.002157	0.008671	0.000709	0.001020
General Light Industry	0.542047	0.035396	0.174897	0.107230	0.017469	0.005327	0.008901	0.094756	0.001421	0.002157	0.008671	0.000709	0.001020
General Office Building	0.542047	0.035396	0.174897	0.107230	0.017469	0.005327	0.008901	0.094756	0.001421	0.002157	0.008671	0.000709	0.001020
Parking Lot	0.542047	0.035396	0.174897	0.107230	0.017469	0.005327	0.008901	0.094756	0.001421	0.002157	0.008671	0.000709	0.001020

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1379	1.2539	1.0532	7.5200e-003		0.0953	0.0953		0.0953	0.0953		1,504.6331	1,504.6331	0.0288	0.0276	1,513.5744
NaturalGas Unmitigated	0.1379	1.2539	1.0532	7.5200e-003		0.0953	0.0953		0.0953	0.0953		1,504.6331	1,504.6331	0.0288	0.0276	1,513.5744

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	10960.4	0.1182	1.0746	0.9026	6.4500e-003		0.0817	0.0817		0.0817	0.0817		1,289.4629	1,289.4629	0.0247	0.0236	1,297.1255
General Light Industry	1744.67	0.0188	0.1711	0.1437	1.0300e-003		0.0130	0.0130		0.0130	0.0130		205.2551	205.2551	3.9300e-003	3.7600e-003	206.4749
General Office Building	84.2782	9.1000e-004	8.2600e-003	6.9400e-003	5.0000e-005		6.3000e-004	6.3000e-004		6.3000e-004	6.3000e-004		9.9151	9.9151	1.9000e-004	1.8000e-004	9.9740
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.1379**	**1.2539**	**1.0532**	**7.5300e-003**		**0.0953**	**0.0953**		**0.0953**	**0.0953**		**1,504.6331**	**1,504.6331**	**0.0288**	**0.0276**	**1,513.5744**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Heavy Industry	10.9604	0.1182	1.0746	0.9026	6.4500e-003		0.0817	0.0817		0.0817	0.0817		1,289.4629	1,289.4629	0.0247	0.0236	1,297.1255
General Light Industry	1.74467	0.0188	0.1711	0.1437	1.0300e-003		0.0130	0.0130		0.0130	0.0130		205.2551	205.2551	3.9300e-003	3.7600e-003	206.4749
General Office Building	0.0842782	9.1000e-004	8.2600e-003	6.9400e-003	5.0000e-005		6.3000e-004	6.3000e-004		6.3000e-004	6.3000e-004		9.9151	9.9151	1.9000e-004	1.8000e-004	9.9740
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.1379**	**1.2539**	**1.0532**	**7.5300e-003**		**0.0953**	**0.0953**		**0.0953**	**0.0953**		**1,504.6331**	**1,504.6331**	**0.0288**	**0.0276**	**1,513.5744**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.2420	2.8000e-004	0.0307	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0658	0.0658	1.7000e-004		0.0701
Unmitigated	4.2420	2.8000e-004	0.0307	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0658	0.0658	1.7000e-004		0.0701

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.9739					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.2653					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.8600e-003	2.8000e-004	0.0307	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0658	0.0658	1.7000e-004		0.0701
Total	**4.2420**	**2.8000e-004**	**0.0307**	**0.0000**		**1.1000e-004**	**1.1000e-004**		**1.1000e-004**	**1.1000e-004**		**0.0658**	**0.0658**	**1.7000e-004**		**0.0701**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.9739					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.2653					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.8600e-003	2.8000e-004	0.0307	0.0000		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		0.0658	0.0658	1.7000e-004		0.0701
Total	**4.2420**	**2.8000e-004**	**0.0307**	**0.0000**		**1.1000e-004**	**1.1000e-004**		**1.1000e-004**	**1.1000e-004**		**0.0658**	**0.0658**	**1.7000e-004**		**0.0701**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

1640 5th St.., Suite 204 Santa
Santa Monica, California 90401
Tel: (949) 887-9013
Email: mhagemann@swape.com

Matthew F. Hagemann, P.G., C.Hg., QSD, QSP

Geologic and Hydrogeologic Characterization
Industrial Stormwater Compliance
Investigation and Remediation Strategies
Litigation Support and Testifying Expert
CEQA Review

Education:

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.
B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

Professional Certifications:

California Professional Geologist
California Certified Hydrogeologist
Qualified SWPPP Developer and Practitioner

Professional Experience:

Matt has 25 years of experience in environmental policy, assessment and remediation. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) while also working with permit holders to improve hydrogeologic characterization and water quality monitoring.

Matt has worked closely with U.S. EPA legal counsel and the technical staff of several states in the application and enforcement of RCRA, Safe Drinking Water Act and Clean Water Act regulations. Matt has trained the technical staff in the States of California, Hawaii, Nevada, Arizona and the Territory of Guam in the conduct of investigations, groundwater fundamentals, and sampling techniques.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
- Geology Instructor, Golden West College, 2010 – 2014;
- Senior Environmental Analyst, Komex H2O Science, Inc. (2000 -- 2003);

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

Senior Regulatory and Litigation Support Analyst:

With SWAPE, Matt's responsibilities have included:

- Lead analyst and testifying expert in the review of over 100 environmental impact reports since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, Valley Fever, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at industrial facilities.
- Manager of a project to provide technical assistance to a community adjacent to a former Naval shipyard under a grant from the U.S. EPA.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.
- Expert witness on two cases involving MTBE litigation.
- Expert witness and litigation support on the impact of air toxins and hazards at a school.
- Expert witness in litigation at a former plywood plant.

With Komex H2O Science Inc., Matt's duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.
- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.

- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.

- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

Executive Director:

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

Hydrogeology:

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for his contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities through designation under the Safe Drinking Water Act. He prepared geologic reports, conducted public hearings, and responded to public comments from residents who were very concerned about the impact of designation.

- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nation-wide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

Policy:

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9. Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies.
- Shaped EPA's national response to these threats by serving on workgroups and by contributing to guidance, including the Office of Research and Development publication, Oxygenates in Water: Critical Information and Research Needs.
- Improved the technical training of EPA's scientific and engineering staff.
- Earned an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific principles into the policy-making process.
- Established national protocol for the peer review of scientific documents.

Geology:

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

Teaching:

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt taught physical geology (lecture and lab and introductory geology at Golden West College in Huntington Beach, California from 2010 to 2014.

Invited Testimony, Reports, Papers and Presentations:

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

Hagemann, M.F., 2005. Use of Electronic Databases in Environmental Regulation, Policy Making and Public Participation. Brownfields 2005, Denver, Coloradao.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

Hagemann, M.F., 2004. Invited testimony to a California Senate committee hearing on air toxins at schools in Southern California, Los Angeles.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal repesentatives, Parker, AZ.

Hagemann, M.F., 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

Hagemann, M.F., 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

Hagemann, M.F., 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

Hagemann, M.F., 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

Hagemann, M.F., 2002. An Estimate of the Cost to Address MTBE Contamination in Groundwater (and Who Will Pay). Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to a meeting of the U.S. EPA and State Underground Storage Tank Program managers.

Hagemann, M.F., 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublished report.

Hagemann, M.F., 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

Hagemann, M.F., 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

Hagemann, M.F., and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F**. 1999, Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

Hagemann, M.F., 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

Hagemann, M.F., 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

Hagemann, M.F., and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

Hagemann, M.F., Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui, October 1996.

Hagemann, M. F., Fukanaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

Hagemann, M.F., 1994. Groundwater Characterization and Cleanup at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

Hagemann, M.F. and Sabol, M.A., 1993. Role of the U.S. EPA in the High Plains States Groundwater Recharge Demonstration Program. Proceedings, Sixth Biennial Symposium on the Artificial Recharge of Groundwater.

Hagemann, M.F., 1993. U.S. EPA Policy on the Technical Impracticability of the Cleanup of DNAPL-contaminated Groundwater. California Groundwater Resources Association Meeting.

Hagemann, M.F., 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

Other Experience:

Selected as subject matter expert for the California Professional Geologist licensing examination, 2009-2011.

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

SOIL WATER AIR PROTECTION ENTERPRISE
2656 29th Street, Suite 201
Santa Monica, California 90405
Attn: Paul Rosenfeld, Ph.D.
Mobil: (310) 795-2335
Office: (310) 452-5555
Fax: (310) 452-5550
Email: prosenfeld@swape.com

Paul Rosenfeld, Ph.D.

Chemical Fate and Transport & Air Dispersion Modeling

Principal Environmental Chemist

Risk Assessment & Remediation Specialist

Education:

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on VOC filtration.
M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.
B.A. Environmental Studies, U.C. Santa Barbara, 1991. Thesis on wastewater treatment.

Professional Experience:

Dr. Rosenfeld is the Co-Founder and Principal Environmental Chemist at Soil Water Air Protection Enterprise (SWAPE). His focus is the fate and transport of environmental contaminants, risk assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from unconventional oil drilling, oil spills, boilers, incinerators and other industrial and agricultural sources relating to nuisance and personal injury. His project experience ranges from monitoring and modeling of pollution sources as they relate to human and ecological health. Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing petroleum, chlorinated solvents, pesticides, radioactive waste, PCBs, PAHs, dioxins, furans, volatile organics, semi-volatile organics, perchlorate, heavy metals, asbestos, PFOA, unusual polymers, MtBE, fuel oxygenates and odor. Dr. Rosenfeld has evaluated greenhouse gas emissions using various modeling programs recommended by California Air Quality Management Districts.

Professional History:

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner
UCLA School of Public Health; 2007 to 2011; Lecturer (Assistant Researcher)
UCLA School of Public Health; 2003 to 2006; Adjunct Professor
UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator
UCLA Institute of the Environment, 2001-2002; Research Associate
Komex H_2O Science, 2001 to 2003; Senior Remediation Scientist
National Groundwater Association, 2002-2004; Lecturer
San Diego State University, 1999-2001; Adjunct Professor
Anteon Corp., San Diego, 2000-2001; Remediation Project Manager
Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager
Bechtel, San Diego, California, 1999 – 2000; Risk Assessor
King County, Seattle, 1996 – 1999; Scientist
James River Corp., Washington, 1995-96; Scientist
Big Creek Lumber, Davenport, California, 1995; Scientist
Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist
Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist
Bureau of Land Management, Kremmling Colorado 1990; Scientist

Publications:

Chen, J. A., Zapata, A R., Sutherland, A. J., Molmen, D. R,. Chow, B. S., Wu, L. E., **Rosenfeld, P. E.,** Hesse, R. C., (2012) Sulfur Dioxide and Volatile Organic Compound Exposure To A Community In Texas City Texas Evaluated Using Aermod and Empirical Data. *American Journal of Environmental Science*, 8(6), 622-632.

Rosenfeld, P.E. & Feng, L. (2011). *The Risks of Hazardous Waste.* Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2011). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Agrochemical Industry*, Amsterdam: Elsevier Publishing.

Gonzalez, J., Feng, L., Sutherland, A., Waller, C., Sok, H., Hesse, R., **Rosenfeld, P.** (2010). PCBs and Dioxins/Furans in Attic Dust Collected Near Former PCB Production and Secondary Copper Facilities in Sauget, IL. *Procedia Environmental Sciences*. 113–125.

Feng, L., Wu, C., Tam, L., Sutherland, A.J., Clark, J.J., **Rosenfeld, P.E.** (2010). Dioxin and Furan Blood Lipid and Attic Dust Concentrations in Populations Living Near Four Wood Treatment Facilities in the United States. *Journal of Environmental Health*. 73(6), 34-46.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2010). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Wood and Paper Industries.* Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2009). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Petroleum Industry*. Amsterdam: Elsevier Publishing.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P**. (2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. *WIT Transactions on Ecology and the Environment, Air Pollution,* 123 (17), 319-327.

Tam L. K.., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). A Statistical Analysis Of Attic Dust And Blood Lipid Concentrations Of Tetrachloro-p-Dibenzodioxin (TCDD) Toxicity Equivalency Quotients (TEQ) In Two Populations Near Wood Treatment Facilities. *Organohalogen Compounds*, 70, 002252-002255.

Tam L. K.., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). Methods For Collect Samples For Assessing Dioxins And Other Environmental Contaminants In Attic Dust: A Review. *Organohalogen Compounds*, 70, 000527-000530.

Hensley, A.R. A. Scott, J. J. J. Clark, **Rosenfeld, P.E.** (2007). Attic Dust and Human Blood Samples Collected near a Former Wood Treatment Facility. *Environmental Research*. 105, 194-197.

Rosenfeld, P.E., J. J. J. Clark, A. R. Hensley, M. Suffet. (2007). The Use of an Odor Wheel Classification for Evaluation of Human Health Risk Criteria for Compost Facilities. *Water Science & Technology* 55(5), 345-357.

Rosenfeld, P. E., M. Suffet. (2007). The Anatomy Of Odour Wheels For Odours Of Drinking Water, Wastewater, Compost And The Urban Environment. *Water Science & Technology* 55(5), 335-344.

Sullivan, P. J. Clark, J.J.J., Agardy, F. J., **Rosenfeld, P.E.** (2007). *Toxic Legacy, Synthetic Toxins in the Food, Water, and Air in American Cities.* Boston Massachusetts: Elsevier Publishing,

Rosenfeld P.E., and Suffet, I.H. (Mel) (2007). Anatomy of an Odor Wheel. *Water Science and Technology*.

Rosenfeld, P.E., Clark, J.J.J., Hensley A.R., Suffet, I.H. (Mel) (2007). The use of an odor wheel classification for evaluation of human health risk criteria for compost facilities. *Water Science And Technology*.

Rosenfeld, P.E., and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash. *Water Science and Technology*. 49(9),171-178.

Rosenfeld P. E., J.J. Clark, I.H. (Mel) Suffet (2004). The Value of An Odor-Quality-Wheel Classification Scheme For The Urban Environment. *Water Environment Federation's Technical Exhibition and Conference (WEFTEC) 2004.* New Orleans, October 2-6, 2004.

Rosenfeld, P.E., and Suffet, I.H. (2004). Understanding Odorants Associated With Compost, Biomass Facilities, and the Land Application of Biosolids. *Water Science and Technology*. 49(9), 193-199.

Rosenfeld, P.E., and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash, *Water Science and Technology*, 49(9), 171-178.

Rosenfeld, P. E., Grey, M. A., Sellew, P. (2004). Measurement of Biosolids Odor and Odorant Emissions from Windrows, Static Pile and Biofilter. *Water Environment Research*. 76(4), 310-315.

Rosenfeld, P.E., Grey, M and Suffet, M. (2002). Compost Demonstration Project, Sacramento California Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Integrated Waste Management Board Public Affairs Office*, Publications Clearinghouse (MS–6), Sacramento, CA Publication #442-02-008.

Rosenfeld, P.E., and C.L. Henry. (2001). Characterization of odor emissions from three different biosolids. *Water Soil and Air Pollution*. 127(1-4), 173-191.

Rosenfeld, P.E., and Henry C. L., (2000). Wood ash control of odor emissions from biosolids application. *Journal of Environmental Quality.* 29, 1662-1668.

Rosenfeld, P.E., C.L. Henry and D. Bennett. (2001). Wastewater dewatering polymer affect on biosolids odor emissions and microbial activity. *Water Environment Research*. 73(4), 363-367.

Rosenfeld, P.E., and C.L. Henry. (2001). Activated Carbon and Wood Ash Sorption of Wastewater, Compost, and Biosolids Odorants. *Water Environment Research*, 73, 388-393.

Rosenfeld, P.E., and Henry C. L., (2001). High carbon wood ash effect on biosolids microbial activity and odor. *Water Environment Research*. 131(1-4), 247-262.

Chollack, T. and **P. Rosenfeld. (**1998). Compost Amendment Handbook For Landscaping. Prepared for and distributed by the City of Redmond, Washington State.

Rosenfeld, P. E. (1992). The Mount Liamuiga Crater Trail. *Heritage Magazine of St. Kitts*, 3(2).

Rosenfeld, P. E. (1993). High School Biogas Project to Prevent Deforestation On St. Kitts. *Biomass Users Network*, 7(1).

Rosenfeld, P. E. (1998). Characterization, Quantification, and Control of Odor Emissions From Biosolids Application To Forest Soil. Doctoral Thesis. University of Washington College of Forest Resources.

Rosenfeld, P. E. (1994). Potential Utilization of Small Diameter Trees on Sierra County Public Land. Masters thesis reprinted by the Sierra County Economic Council. Sierra County, California.

Rosenfeld, P. E. (1991). How to Build a Small Rural Anaerobic Digester & Uses Of Biogas In The First And Third World. Bachelors Thesis. University of California.

Presentations:

Rosenfeld, P.E., Sutherland, A; Hesse, R.; Zapata, A. (October 3-6, 2013). Air dispersion modeling of volatile organic emissions from multiple natural gas wells in Decatur, TX. *44th Western Regional Meeting, American Chemical Society.* Lecture conducted from Santa Clara, CA.

Sok, H.L.; Waller, C.C.; Feng, L.; Gonzalez, J.; Sutherland, A.J.; Wisdom-Stack, T.; Sahai, R.K.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Atrazine: A Persistent Pesticide in Urban Drinking Water. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

Feng, L.; Gonzalez, J.; Sok, H.L.; Sutherland, A.J.; Waller, C.C.; Wisdom-Stack, T.; Sahai, R.K.; La, M.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Bringing Environmental Justice to East St. Louis, Illinois. *Urban Environmental Pollution.* Lecture conducted from Boston, MA.

Rosenfeld, P.E. (April 19-23, 2009). Perfluoroctanoic Acid (PFOA) and Perfluoroactane Sulfonate (PFOS) Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*, Lecture conducted from Tuscon, AZ.

Rosenfeld, P.E. (April 19-23, 2009). Cost to Filter Atrazine Contamination from Drinking Water in the United States" Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*. Lecture conducted from Tuscon, AZ.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P**. (20-22 July, 2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. Brebbia, C.A. and Popov, V., eds., *Air Pollution XVII: Proceedings of the Seventeenth International Conference on Modeling, Monitoring and Management of Air Pollution*. Lecture conducted from Tallinn, Estonia.

Rosenfeld, P. E. (October 15-18, 2007). Moss Point Community Exposure To Contaminants From A Releasing Facility. *The 23rd Annual International Conferences on Soils Sediment and Water.* Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). The Repeated Trespass of Tritium-Contaminated Water Into A Surrounding Community Form Repeated Waste Spills From A Nuclear Power Plant*. The 23rd Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). Somerville Community Exposure To Contaminants From Wood Treatment Facility Emissions. The *23rd Annual International Conferences on Soils Sediment and Water*. Lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld P. E. (March 2007). Production, Chemical Properties, Toxicology, & Treatment Case Studies of 1,2,3-Trichloropropane (TCP). *The Association for Environmental Health and Sciences (AEHS) Annual Meeting*. Lecture conducted from San Diego, CA.

Rosenfeld P. E. (March 2007). Blood and Attic Sampling for Dioxin/Furan, PAH, and Metal Exposure in Florala, Alabama. *The AEHS Annual Meeting.* Lecture conducted from San Diego, CA.

Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (August 21 – 25, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *The 26th International Symposium on Halogenated Persistent Organic Pollutants – DIOXIN2006.* Lecture conducted from Radisson SAS Scandinavia Hotel in Oslo Norway.

Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (November 4-8, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *APHA 134 Annual Meeting & Exposition.* Lecture conducted from Boston Massachusetts.

Paul Rosenfeld Ph.D. (October 24-25, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. Mealey's C8/PFOA. *Science, Risk & Litigation Conference.* Lecture conducted from The Rittenhouse Hotel, Philadelphia, PA.

Paul Rosenfeld Ph.D. (September 19, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, *Toxicology and Remediation PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel, Irvine California.

Paul Rosenfeld Ph.D. (September 19, 2005). Fate, Transport, Toxicity, And Persistence of 1,2,3-TCP. *PEMA Emerging Contaminant Conference.* Lecture conducted from Hilton Hotel in Irvine, California.

Paul Rosenfeld Ph.D. (September 26-27, 2005). Fate, Transport and Persistence of PDBEs. *Mealey's Groundwater Conference.* Lecture conducted from Ritz Carlton Hotel, Marina Del Ray, California.

Paul Rosenfeld Ph.D. (June 7-8, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. *International Society of Environmental Forensics: Focus On Emerging Contaminants*. Lecture conducted from Sheraton Oceanfront Hotel, Virginia Beach, Virginia.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Fate Transport, Persistence and Toxicology of PFOA and Related Perfluorochemicals. *2005 National Groundwater Association Ground Water And Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, Toxicology and Remediation. *2005 National Groundwater Association Ground Water and Environmental Law Conference.* Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. and Rob Hesse R.G. (May 5-6, 2004). Tert-butyl Alcohol Liability and Toxicology, A National Problem and Unquantified Liability. *National Groundwater Association. Environmental Law Conference*. Lecture conducted from Congress Plaza Hotel, Chicago Illinois.

Paul Rosenfeld, Ph.D. (March 2004). Perchlorate Toxicology. *Meeting of the American Groundwater Trust*. Lecture conducted from Phoenix Arizona.

Hagemann, M.F., **Paul Rosenfeld, Ph.D.** and Rob Hesse (2004). Perchlorate Contamination of the Colorado River. *Meeting of tribal representatives*. Lecture conducted from Parker, AZ.

Paul Rosenfeld, Ph.D. (April 7, 2004). A National Damage Assessment Model For PCE and Dry Cleaners. *Drycleaner Symposium. California Ground Water Association*. Lecture conducted from Radison Hotel, Sacramento, California.

Rosenfeld, P. E., Grey, M., (June 2003) Two stage biofilter for biosolids composting odor control. *Seventh International In Situ And On Site Bioremediation Symposium Battelle Conference* Orlando, FL.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. (February 20-21, 2003) Understanding Historical Use, Chemical Properties, Toxicity and Regulatory Guidance of 1,4 Dioxane. *National Groundwater Association. Southwest Focus Conference. Water Supply and Emerging Contaminants*.. Lecture conducted from Hyatt Regency Phoenix Arizona.

Paul Rosenfeld, Ph.D. (February 6-7, 2003). Underground Storage Tank Litigation and Remediation. *California CUPA Forum*. Lecture conducted from Marriott Hotel, Anaheim California.

Paul Rosenfeld, Ph.D. (October 23, 2002) Underground Storage Tank Litigation and Remediation. *EPA Underground Storage Tank Roundtable*. Lecture conducted from Sacramento California.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Understanding Odor from Compost, *Wastewater and Industrial Processes. Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Using High Carbon Wood Ash to Control Compost Odor. *Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Grey, M. A. (September 22-24, 2002). Biocycle Composting For Coastal Sage Restoration. *Northwest Biosolids Management Association*. Lecture conducted from Vancouver Washington..

Rosenfeld, P.E. and Grey, M. A. (November 11-14, 2002). Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Soil Science Society Annual Conferenc*e. Lecture conducted from Indianapolis, Maryland.

Rosenfeld. P.E. (September 16, 2000). Two stage biofilter for biosolids composting odor control. *Water Environment Federation.* Lecture conducted from Anaheim California.

Rosenfeld. P.E. (October 16, 2000). Wood ash and biofilter control of compost odor. *Biofest.* Lecture conducted from Ocean Shores, California.

Rosenfeld, P.E. (2000). Bioremediation Using Organic Soil Amendments. *California Resource Recovery Association*. Lecture conducted from Sacramento California.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. *Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings*. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., and C.L. Henry. (1999). An evaluation of ash incorporation with biosolids for odor reduction. *Soil Science Society of America*. Lecture conducted from Salt Lake City Utah.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Comparison of Microbial Activity and Odor Emissions from Three Different Biosolids Applied to Forest Soil. *Brown and Caldwell.* Lecture conducted from Seattle Washington.

Rosenfeld, P.E., C.L. Henry. (1998). Characterization, Quantification, and Control of Odor Emissions from Biosolids Application To Forest Soil. *Biofest.* Lecture conducted from Lake Chelan, Washington.

Rosenfeld, P.E, C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., C.L. Henry, R. B. Harrison, and R. Dills. (1997). Comparison of Odor Emissions From Three Different Biosolids Applied to Forest Soil. *Soil Science Society of America*. Lecture conducted from Anaheim California.

Teaching Experience:

UCLA Department of Environmental Health (Summer 2003 through 20010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. Course focused on the health effects of environmental contaminants.

National Ground Water Association, Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association; Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board, April and May, 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering, February 5, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program, Teaching Assistant for several courses including: Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

Academic Grants Awarded:

California Integrated Waste Management Board. $41,000 grant awarded to UCLA Institute of the Environment. Goal: To investigate effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: $10,000 grant awarded to San Diego State University.
Goal: investigate effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State. $100,000 grant awarded to University of Washington: Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Northwest Biosolids Management Association, Washington State. $20,000 grant awarded to investigate effect of polymers and ash on VOC emissions from biosolids. 1997.

James River Corporation, Oregon: $10,000 grant was awarded to investigate the success of genetically engineered Poplar trees with resistance to round-up. 1996.

United State Forest Service, Tahoe National Forest: $15,000 grant was awarded to investigating fire ecology of the Tahoe National Forest. 1995.

Kellogg Foundation, Washington D.C. $500 grant was awarded to construct a large anaerobic digester on St. Kitts in West Indies. 1993.

Deposition and/or Trial Testimony:

In The Superior Court of the State of California, County of Alameda
Charles Spain., Plaintiff vs. Thermo Fisher Scientific, et al., Defendants
Case No.: RG14711115
Rosenfeld Deposition, September, 2015

In The Iowa District Court In And For Poweshiek County
Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants
Case No.: LALA002187
Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County
Jerry Dovico, et al., Plaintiffs vs. Valley View Sine LLC, et al., Defendants
Law No,: LALA105144 - Division A
Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County
Doug Pauls, et al.,, et al., Plaintiffs vs. Richard Warren, et al., Defendants
Law No,: LALA105144 - Division A
Rosenfeld Deposition, August 2015

In The Circuit Court of Ohio County, West Virginia
Robert Andrews, et al. v. Antero, et al.
Civil Action N0. 14-C-30000
Rosenfeld Deposition, June 2015

In The Third Judicial District County of Dona Ana, New Mexico
Betty Gonzalez, et al. Plaintiffs vs. Del Oro Dairy, Del Oro Real Estate LLC, Jerry Settles and Deward DeRuyter, Defendants
Rosenfeld Deposition: July 2015

In The Iowa District Court For Muscatine County
Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant
Case No 4980
Rosenfeld Deposition: May 2015

In the Circuit Court of the 17th Judicial Circuit, in and For Broward County, Florida
Walter Hinton, et. al. Plaintiff, vs. City of Fort Lauderdale, Florida, a Municipality, Defendant.
Case Number CACE07030358 (26)
Rosenfeld Deposition: December 2014

In the United States District Court Western District of Oklahoma
Tommy McCarty, et al., Plaintiffs, v. Oklahoma City Landfill, LLC d/b/a Southeast Oklahoma City Landfill, et al. Defendants.
Case No. 5:12-cv-01152-C
Rosenfeld Deposition: July 2014

In the County Court of Dallas County Texas
Lisa Parr et al, *Plaintiff*, vs. Aruba et al, *Defendant.*
Case Number cc-11-01650-E
Rosenfeld Deposition: March and September 2013
Rosenfeld Trial: April 2014

In the Court of Common Pleas of Tuscarawas County Ohio

John Michael Abicht, et al., *Plaintiffs,* vs. Republic Services, Inc., et al., *Defendants*
Case Number: 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)
Rosenfeld Deposition: October 2012

In the Court of Common Pleas for the Second Judicial Circuit, State of South Carolina, County of Aiken
David Anderson, et al., *Plaintiffs*, vs. Norfolk Southern Corporation, et al., *Defendants*.
Case Number: 2007-CP-02-1584

In the Circuit Court of Jefferson County Alabama
Jaeanette Moss Anthony, et al., *Plaintiffs*, vs. Drummond Company Inc., et al., *Defendants*
Civil Action No. CV 2008-2076
Rosenfeld Deposition: September 2010

In the Ninth Judicial District Court, Parish of Rapides, State of Louisiana
Roger Price, et al., *Plaintiffs*, vs. Roy O. Martin, L.P., et al., *Defendants*.
Civil Suit Number 224,041 Division G
Rosenfeld Deposition: September 2008

In the United States District Court, Western District Lafayette Division
Ackle et al., *Plaintiffs*, vs. Citgo Petroleum Corporation, et al., *Defendants*.
Case Number 2:07CV1052
Rosenfeld Deposition: July 2009

In the United States District Court for the Southern District of Ohio
Carolyn Baker, et al., *Plaintiffs*, vs. Chevron Oil Company, et al., *Defendants*.
Case Number 1:05 CV 227
Rosenfeld Deposition: July 2008

In the Fourth Judicial District Court, Parish of Calcasieu, State of Louisiana
Craig Steven Arabie, et al., *Plaintiffs*, vs. Citgo Petroleum Corporation, et al., *Defendants*.
Case Number 07-2738 G

In the Fourteenth Judicial District Court, Parish of Calcasieu, State of Louisiana
Leon B. Brydels, *Plaintiffs*, vs. Conoco, Inc., et al*., Defendants*.
Case Number 2004-6941 Division A

In the District Court of Tarrant County, Texas, 153rd Judicial District
Linda Faust, *Plaintiff*, vs. Burlington Northern Santa Fe Rail Way Company, Witco Chemical Corporation A/K/A Witco Corporation, Solvents and Chemicals, Inc. and Koppers Industries, Inc., *Defendants*.
Case Number 153-212928-05
Rosenfeld Deposition: December 2006, October 2007
Rosenfeld Trial: January 2008

In the Superior Court of the State of California in and for the County of San Bernardino
Leroy Allen, et al., *Plaintiffs*, vs. Nutro Products, Inc., a California Corporation and DOES 1 to 100, inclusive, *Defendants*.
John Loney, Plaintiff, vs. James H. Didion, Sr.; Nutro Products, Inc.; DOES 1 through 20, inclusive, *Defendants*.
Case Number VCVVS044671
Rosenfeld Deposition: December 2009
Rosenfeld Trial: March 2010

In the United States District Court for the Middle District of Alabama, Northern Division
James K. Benefield, et al., *Plaintiffs*, vs. International Paper Company, *Defendant*.
Civil Action Number 2:09-cv-232-WHA-TFM
Rosenfeld Deposition: July 2010, June 2011

In the Superior Court of the State of California in and for the County of Los Angeles
Leslie Hensley and Rick Hensley, *Plaintiffs*, vs. Peter T. Hoss, as trustee on behalf of the Cone Fee Trust; Plains Exploration & Production Company, a Delaware corporation; Rayne Water Conditioning, Inc., a California Corporation; and DOES 1 through 100, *Defendants.*
Case Number SC094173
Rosenfeld Deposition: September 2008, October 2008

In the Superior Court of the State of California in and for the County of Santa Barbara, Santa Maria Branch
Clifford and Shirley Adelhelm, et al., all individually, *Plaintiffs*, vs. Unocal Corporation, a Delaware Corporation; Union Oil Company of California, a California corporation; Chevron Corporation, a California corporation; ConocoPhillips, a Texas corporation; Kerr-McGee Corporation, an Oklahoma corporation; and DOES 1 though 100, *Defendants.*
Case Number 1229251 (Consolidated with case number 1231299)
Rosenfeld Deposition: January 2008

In the United States District Court for Eastern District of Arkansas, Eastern District of Arkansas
Harry Stephens Farms, Inc, and Harry Stephens, individual and as managing partner of Stephens Partnership, *Plaintiffs*, vs. Helena Chemical Company, and Exxon Mobil Corp., successor to Mobil Chemical Co., *Defendants.*
Case Number 2:06-CV-00166 JMM (Consolidated with case number 4:07CV00278 JMM)
Rosenfeld Deposition: July 2010

In the United States District Court for the Western District of Arkansas, Texarkana Division
Rhonda Brasel, et al., *Plaintiffs*, vs. Weyerhaeuser Company and DOES 1 through 100, *Defendants.*
Civil Action Number 07-4037
Rosenfeld Deposition: March 2010
Rosenfeld Trial: October 2010

In the District Court of Texas 21st Judicial District of Burleson County
Dennis Davis, *Plaintiff*, vs. Burlington Northern Santa Fe Rail Way Company, *Defendant.*
Case Number 25,151
Rosenfeld Trial: May 2009

In the United States District Court of Southern District of Texas Galveston Division
Kyle Cannon, Eugene Donovan, Genaro Ramirez, Carol Sassler, and Harvey Walton, each Individually and on behalf of those similarly situated, *Plaintiffs,* vs. BP Products North America, Inc., *Defendant.*
Case 3:10-cv-00622
Rosenfeld Deposition: February 2012
Rosenfeld Trial: April 2013

In the Circuit Court of Baltimore County Maryland
Philip E. Cvach, II et al., *Plaintiffs* vs. Two Farms, Inc. d/b/a Royal Farms, Defendants
Case Number: 03-C-12-012487 OT
Rosenfeld Deposition: September 2013

EXHIBIT C

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

March 13, 2020
Sent via email

Ryan Leonard
AICP, Senior Planner
City of Hesperia Development Services Dept.
9700 Seventh Ave.
Hesperia, CA 92345

SITE PLAN REVIEW (SPR19-00015) (PROJECT)
MITIGATED NEGATIVE DECLARATION (MND)
SCH# 2020029035

Dear Mr. Leonard:

The California Department of Fish and Wildlife (CDFW) received a Notice of Intent to Adopt an MND from City of Hesperia for the Project (or Project Area) pursuant the California Environmental Quality Act (CEQA) and CEQA Guidelines[1].

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources, and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (Id., § 1802.) Similarly for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed

[1] CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

Proponent: Steeno Design Studio

Objective: The objective of the Project is to construct a 123,748 square foot manufacturing/industrial building and 865 square foot administrative office building. Primary Project activities include construction of the buildings, parking, landscaping, and sidewalk improvements resulting in development of approximately 8.2 acres of habitat.

Location: City of Hesperia, San Bernardino County, southeast corner of Highway 395 and Popular Street, 34.414743°, -117.398229°

Timeframe: Unknown

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist City of Hesperia in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Editorial comments or other suggestions may also be included to improve the document. Based on the Project's avoidance of significant impacts on biological resources with implementation of mitigation measures, including those CDFW recommends in Attachment A, CDFW concludes that a Mitigated Negative Declaration is appropriate for the Project.

I. Mitigation Measure and Related Impact Shortcoming

Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW or USFWS?

COMMENT 1: Mitigation Measure 1

Page 2 of MND

Issue: CDFW appreciates City of Hesperia conditioned the environmental document to require pre-construction surveys for burrowing owls, a Species of Special Concern. However, the City did not provide any additional avoidance, minimization,

and mitigation measures to reduce significant impacts to burrowing owls should the pre-construction survey confirm presence.

Specific impact: Burrowing owls have been documented in the area (CNNDB, 2020). The Project and Project-related activities have potential to take burrowing owl individuals and their nests and may result in loss of burrowing owl habitat.

Why impact would occur: Potentially significant impacts to burrowing owls are not mitigated to the extent feasible.

Evidence impact would be significant: Take of individual burrowing owls and their nests is defined by FGC section 86, and prohibited by sections 3503, 3503.5 and 3513. Take is defined in FGC Section 86 as "hunt, pursue, catch, capture or kill, or attempt to hunt, pursue, catch, capture or kill." Burrowing owls are dependent on burrows at all times of the year for survival and/or reproduction, evicting them from nesting, roosting, and satellite burrows may lead to indirect impacts or take. Temporary or permanent closure of burrows may result in significant loss of burrows and habitat for reproduction and other life history requirements. Depending on the proximity and availability of alternate habitat, loss of access to burrows will likely result in varying levels of increased stress on burrowing owls and could depress reproduction, increase predation, increase energetic costs, and introduce risks posed by having to find and compete for available burrows (CDFG, 2012).

Recommended Potentially Feasible Mitigation Measure(s) (Regarding Mitigation Measure or Alternative and Related Impact Shortcoming)

Mitigation Measure:

To minimize significant impacts: CDFW recommends the City of Hesperia update Mitigation Measure 1 to include the following:

Pre-construction Burrowing Owl Surveys. Burrowing owl surveys shall be conducted at least 30 days prior to any Project activities, at any time of year. Surveys shall be completed following the recommendations and guidelines provided within the *Staff Report on Burrowing Owl Mitigation* (CDFG, March 2012) or most recent version by a qualified biologist. If an active burrowing owl burrow is detected within any project disturbance area, or within a 500-foot buffer of the disturbance area(s), a 300- foot radius buffer zone surrounding the burrow shall be flagged, and no impacts to soils or vegetation or noise levels above 65 dBA shall be permitted while the burrow remains active or occupied. Disturbance-free buffers may be modified based on site-specific conditions in consultation with CDFW. The qualified biologist shall monitor active burrows daily and will increase buffer sizes as needed if owls show signs of disturbance. If active burrowing owl burrows are located within any work area, a qualified biologist shall submit a burrowing owl exclusion plan to CDFW for review

and approval. Passive relocation shall take place outside the nesting season (1 February to 31 August).

II. Environmental Setting and Related Impact Shortcoming

Would the Project interfere substantially with movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede use of native wildlife nursery sites?

COMMENT 2: Nesting Birds

Issue: CDFW has concerns the environmental document lacks a mitigation measure for avoiding significant impacts to nesting birds.

Specific impact: Project activities have the potential to take nesting bird individuals and their nest.

Why impact would occur: A potentially significant impact to nesting birds is not evaluated in the MND, therefore the impact is not mitigated to the extent feasible.

Evidence impact would be significant: Fish and Game Code 3503 makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by Fish and Game Code or any regulation make pursuant thereto. Fish and Game Code section 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by Fish and Game Code or any regulation adopted pursuant thereto. Fish and Game Code Section 3513 makes it unlawful to take or possess any migratory nongame bird except as provided by the rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act of 1918, as amended (16 U.S.C. § 703 et seq.).

Recommended Potentially Feasible Mitigation Measure(s) (Regarding Environmental Setting and Related Impact Shortcoming)

Mitigation Measure:

To minimize significant impacts: CDFW recommends the inclusion of the following new measure in the Final MND:

MM BIO-[X]: Nesting Birds. All Project activities shall be conducted outside of nesting season (January 15 to August 31) to the maximum extent feasible. During the nesting bird season, a qualified biologist shall conduct pre-project nesting bird surveys, implement nest buffers, and conduct monitoring at all active nests within

the work area and surrounding 300-foot buffer. Nesting bird surveys shall be conducted by a qualified biologist within 300 feet of all work areas, no more than 3 days prior to commencement of project activities. If active nests containing eggs or young are found, a qualified biologist shall establish an appropriate nest buffer. Nest buffers are species-specific and may range from 15 to 100 feet for passerines and 50 to 300 feet for raptors, depending on the planned activity's level of disturbance, site conditions, and the observed bird behavior. Established buffers shall remain until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests shall be monitored until the biologist has determined the young have fledged or the Project is finished. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance.

Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW or USFWS?

Comment 3: Desert Kit Fox and American Badger

Issue: It is unclear from The General Biological Resources Assessment performed by RCA Associates if the potential presence of desert kit fox and American badger in the Project Area or surrounding area was evaluated.

Specific impact: Project activities have the potential to take desert kit fox and American badger, and development may result in loss of habitat and/or foraging habitat.

Why impact would occur: The environmental document did not assess habitat suitability or potential for presence of the species, therefore lacks avoidance, minimization, and mitigation measures for the species.

Evidence impact would be significant: Desert kit fox are a protected species and may not be taken at any time pursuant to Title 14 of the California Code of Regulations Section 460. American badger is a Species of Special Concern.

Recommended Potentially Feasible Mitigation Measure(s) (Regarding Mitigation Measure or Alternative and Related Impact Shortcoming)

Mitigation Measure: CDFW recommends the inclusion of the following new measure in the Final MND:

MM BIO-[X]: Pre-Construction Desert Kit Fox and American Badger Surveys. No more than 30 days prior to the beginning of ground disturbance and/or Project activities, a qualified biologist shall conduct a survey to determine if potential desert kit fox or American badger burrows are present in the Project Area. If potential

burrows are located, they shall be monitored by the qualified biologist. If the burrow is determined to be active, the qualified biologist shall verify there are suitable burrows outside of the Project Area prior to undertaking passive relocation actions. If no suitable burrows are located, artificial burrows shall be created at least 14 days prior to passive relocation. The qualified biologist shall block the entrance of the active burrow with soil, sticks, and debris for 3-5 days to discourage the use of the burrow prior to Project activities. The entrance shall be blocked to an incrementally greater degree over the 3-5 day period. After the qualified biologist has determined there are no active burrows the burrows shall be hand-excavated to prevent re-use. No disturbance of active dens shall take place when juvenile desert kit fox and juvenile American badgers may be present and dependent on parental care. A qualified biologist shall determine appropriate buffers and maintain connectivity to adjacent habitat should natal burrows be present.

Comment 4: Sensitive Plant Species

Issue: The General Biological Resources Assessment performed by RCA Associates, Inc. describes the methods of the general plant survey as walking meandering transects to document plants present on site and the surrounding area. It is unclear if the entire Project area was systematically covered, and all plants were identified to the taxonomic level necessary to determine rarity and listing status. Additionally, Table 1, page 21 of the assessment notes that the list of plants provided is not intended to be a comprehensive list of every plant that may occur in the Project area or surrounding area.

Specific impact: The Project has potential to impact sensitive plant species that were not identified during the general plant survey during September 2019, and the environmental document lacks avoidance, minimization, and mitigation measures should presence be confirmed.

Why impact would occur: Botanical field surveys should be conducted during times of year when plants are evident and identifiable (i.e. flowering or fruiting), which may warrant multiple surveys during the season to capture floristic diversity (CDFW, 2018). Habitats, such as desert plant communities that have annual and short-lived perennial plants as major floristic components may require yearly surveys to accurately document baseline conditions for purposes of impact assessment (CDFW, 2018).

Evidence impact would be significant: Sensitive plant species are listed under the California Endangered Species Act (CESA) as threatened, or endangered, or proposed or candidates for listing; designated as rare under the Native Plant Protection Act; or plants that otherwise meet the definition of rare, threatened, or endangered species under CEQA. Plants constituting California Rare Plant Ranks 1A, 1B, 2A, and 2B generally meet the criteria of a CESA listed species and should

be considered a as an endangered, rare or threatened species for the purposes of CEQA analysis. Take of any CESA-listed species is prohibited except as authorized by state law (Fish and Game Code, §§ 2080 & 2085). If the Project, including the Project construction or any Project-related activity during the life of the Project, results in take of CESA-listed species, CDFW recommends that the Project proponent seek appropriate authorization prior to Project implementation through an incidental take permit. Fish and Game Code Sections 1900–1913 includes provisions that prohibit the take of endangered and rare plants from the wild and a salvage requirement for landowners.

Recommended Potentially Feasible Mitigation Measure(s) (Regarding Mitigation Measure or Alternative and Related Impact Shortcoming)

Mitigation Measure: CDFW recommends the inclusion of the following new measure in the Final MND:

MM BIO-[X]: Sensitive Plant Species. A thorough floristic-based assessment of special status plants and natural communities, following CDFW's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (CDFW, March 2018) or most recent version shall be performed by a qualified biologist prior to commencing Project activities. Should any state-listed plant species be present in the Project Area, the Project Proponent shall obtain an ITP for those species prior to the start of Project activities. Should other special status plants or natural communities be present in the Project Area, a qualified restoration specialist shall assess whether perennial species may be successfully transplanted to an appropriate natural site or whether on-site or off-site conservation is warranted to mitigate Project impacts. If successful transplantation of perennial species is determined by a qualified restoration specialist, the receiver site shall be identified, and transplantation shall occur at the appropriate time of year. Additionally, the qualified restoration specialist shall perform seed collection and dispersal from annual species to a natural site as a conservation strategy to minimize and mitigate Project impacts. If these measures are implemented, monitoring of plant populations shall be conducted annually for 5 years to assess the mitigation's effectiveness. The performance standard for mitigation shall be no net reduction in the size or viability of the local population.

Comment 5: Mohave Ground Squirrel

Issue: The General Biological Resources Assessment performed by RCA Associates, Inc. states the Project Area is within the distribution of Mohave ground squirrel, a threatened species. Additionally, Table 1-1 states the site supports suitable habitat for the species, and the species has been documented in the area.

Specific impact: The Project is within Mohave ground squirrel distribution range, and Project activities have the potential to take Mohave ground squirrels.

Why impact would occur: Protocol surveys were not performed during the appropriate time of year to determine Mohave ground squirrel presence, and the environmental document lacks avoidance, minimization, and mitigation measures for the species should presence be confirmed.

Evidence impact would be significant: Mohave ground squirrel is a CESA-listed species and take (hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill) is prohibited unless authorized by state law (Fish and Game Code, §§ 2080 & 2085). If the Project, including the Project construction or any Project-related activity during the life of the Project, results in take of CESA-listed species, CDFW recommends that the Project proponent seek appropriate authorization prior to Project implementation through an incidental take permit. Information on how to obtain an ITP can be found at https://wildlife.ca.gov/Conservation/CESA/Permitting/Incidental-Take-Permits.

Recommended Potentially Feasible Mitigation Measure(s) (Regarding Mitigation Measure or Alternative and Related Impact Shortcoming)

Mitigation Measure:

To minimize significant impacts: CDFW recommends the inclusion of the following new measures in the Final MND:

MM BIO-[X]: Pre-Construction Surveys for Mohave Ground Squirrel. Pre-construction surveys following the *Mohave Ground Squirrel Survey Guidelines* (CDFG, 2010) or most recent version shall be performed by a qualified biologist authorized by a Memorandum of Understanding issued by CDFW. The preconstruction surveys shall cover the Project Area and a 50-foot buffer zone. Should Mohave ground squirrel presence be confirmed during the survey, the Project Proponent shall obtain an ITP for Mohave ground squirrel prior to the start of Project activities. CDFW shall be notified if Mohave ground squirrel presence is confirmed during the pre-construction survey.

MM BIO-[X]: Mohave Ground Squirrel Observations. If a Mohave ground squirrel is observed during Project Activities, and the Project Proponent does not have an ITP, all work shall immediately stop and the observation shall be immediately reported to CDFW.

Comment 6: Desert Tortoise

Issue: CDFW has concerns the environmental document does not include a mitigation measure should desert tortoise be present on the site prior to commencement of Project activities.

Specific impact: The Project is within desert tortoise distribution range, and Project activities have the potential to take desert tortoise.

Why impact would occur: The environmental document lacks avoidance, minimization, and mitigation measures for the species should presence be confirmed.

Evidence impact would be significant: Desert tortoise is a CESA-listed species and take (hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill) is prohibited unless authorized by state law (Fish and Game Code, §§ 2080 & 2085). If the Project, including the Project construction or any Project-related activity during the life of the Project, results in take of CESA-listed species, CDFW recommends that the Project proponent seek appropriate authorization prior to Project implementation through an incidental take permit. Information on how to obtain an ITP can be found at https://wildlife.ca.gov/Conservation/CESA/Permitting/Incidental-Take-Permits.

Recommended Potentially Feasible Mitigation Measure(s) (Regarding Mitigation Measure or Alternative and Related Impact Shortcoming)

Mitigation Measure:

To minimize significant impacts: CDFW recommends the inclusion of the following new measures in the Final MND:

MM BIO-[X]: Pre-Construction Desert Tortoise Surveys. No more than 30 calendar days prior to start of Project activities a qualified biologist shall conduct pre-construction surveys for desert tortoise as described in the most recent United States Fish and Wildlife Service Desert Tortoise (Mojave Population) Field Manual. Pre-construction surveys shall be completed using perpendicular survey routes within the Project Area and 50-foot buffer zone. Pre-construction surveys cannot be combined with other surveys conducted for other species while using the same personnel. Project Activities cannot start until two negative results from consecutive surveys using perpendicular survey routes for desert tortoise are documented. Should desert tortoise presence be confirmed during the survey, the Project Proponent shall obtain an ITP for desert tortoise prior to the start of Project activities. Should desert tortoise presence be confirmed during the survey the qualified biologist shall notify CDFW.

MM BIO-[X]: Desert Tortoise Observations. If a desert tortoise is observed during Project Activities and the Project Proponent does not have an ITP, all work shall immediately stop and the observation shall be immediately reported to CDFW.

III. Editorial Comments and/or Suggestions

Section IV, Page 10 of MND

In response to the question, "Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW or USFWS?" the Lead Agency selected "No Impact". CDFW suggests the Lead Agency reconsider their selection due to the potential impacts to the species noted above.

Additional Mitigation Measures

CDFW recommends the inclusion of the following new mitigation measures to reduce potential impacts to biological resources within the Project area:

MM BIO-[X]: On-site Education. A qualified biologist shall conduct an education program for all persons employed or otherwise working on the Project site prior to performing any work on-site. The program shall consist of a presentation that includes a discussion of the biology of the habitats and species that may be present at the site. The qualified biologist shall also include as part of the education program information about the distribution and habitat needs of any special status species that may be present, legal protections for those species, penalties for violations, and mitigation measures. Education should include but not be limited to desert tortoise, burrowing owl, desert kit fox, American badger, nesting birds, and special-status plants. Interpretation shall be provided for non-English speaking workers, and the same instruction shall be provided for any new workers prior to their performing work on-site.

MM BIO-[X]: Minimize Impacts on Other Species. A qualified biologist shall be onsite prior to and during all ground- and habitat-disturbing activities to move out of harm's way wildlife that would otherwise be injured or killed from Project-related activities. Movement of wildlife out of harm's way should be limited to only those individuals that would otherwise by injured or killed, and individuals should be moved only as far a necessary to ensure their safety. Measures shall be taken to prevent wildlife from re-entering the Project site. Only biologists with authorization by CDFW shall move CESA-listed species.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB). The CNNDB field survey form can be found at the following link: http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/CNDDB_FieldSurveyForm.pdf. The completed form can be mailed electronically to CNDDB at the following email address: CNDDB@wildlife.ca.gov. The types of information reported to CNDDB can be found at the following link: http://www.dfg.ca.gov/biogeodata/cnddb/plants_and_animals.asp.

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

CDFW appreciates the opportunity to comment on the MND to assist City of Hesperia in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Ashley Rosales, Environmental Scientist at 909-980-8607 or Ashley.Rosales@Wildlife.ca.gov.

Sincerely,

Scott Wilson
Environmental Program Manager

Attachment: Draft Mitigation Monitoring and Reporting Program for CDFW-proposed Mitigation Measures.

ec: Office of Planning and Research, State Clearinghouse, Sacramento

HCPB CEQA Coordinator
Habitat Conservation Planning Branch

RESOURCES

California Department of Fish and Game (CDFG). 2012. Staff Report on Burrowing Owl Mitigation. (https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83843&inline)

California Department of Fish and Game (CDFG). 2010. Mohave Ground Squirrel Survey Guidelines. (https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83975&inline)

California Department of Fish and Wildlife (CDFW). 2018. Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities. (https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline)

California Natural Diversity Database (CNDDB) Government [ds45]. 2020. Calif. Dept. of Fish and Wildlife. Biogeographic Information and Observation System.

ATTACHMENT 1

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

PURPOSE OF THE MMRP

The purpose of the MMRP is to ensure compliance with mitigation measures during project implementation. Mitigation measures must be implemented within the time periods indicated in the table below.

TABLE OF MITIGATION MEASURES

The following items are identified for each mitigation measure: Mitigation Measure, Implementation Schedule, and Responsible Party for implementing the mitigation measure. The Mitigation Measure column summarizes the mitigation requirements. The Implementation Schedule column shows the date or phase when each mitigation measure will be implemented. The Responsible Party column identifies the person or agency that is primarily responsible for implementing the mitigation measure.

Mitigation Measure	Implementation Schedule	Responsible Party
Pre-construction Burrowing Owl Surveys. Burrowing owl surveys shall be conducted at least 30 days prior to any Project activities, at any time of year. Surveys shall be completed following the recommendations and guidelines provided within the *Staff Report on Burrowing Owl Mitigation* (CDFG, March 2012) or most recent version by a qualified biologist. If an active burrowing owl burrow is detected within any project disturbance area, or within a 500-foot buffer of the disturbance area(s), a 300- foot radius buffer zone surrounding the burrow shall be flagged, and no impacts to soils or vegetation or noise levels above 65 dBA shall be permitted while the burrow remains active or occupied. Disturbance-free buffers may be modified based on site-specific conditions in consultation with CDFW. The qualified biologist will monitor active burrows daily and will increase buffer sizes as needed if owls show signs of disturbance. If active burrowing owl burrows are located within any work area, a qualified biologist shall submit a burrowing owl exclusion plan to CDFW for review and approval. Passive relocation shall take place	Before commencing ground- or vegetation-disturbing activities/Entire Project	Project Proponent

outside the nesting season (1 February to 31 August).		
Nesting Birds. All Project activities shall be conducted outside of nesting season (January 15 to August 31) to the maximum extent feasible. During the nesting bird season, a qualified biologist shall conduct pre-project nesting bird surveys, implement nest buffers, and conduct monitoring at all active nests within the work area and surrounding 300-foot buffer. Nesting bird surveys shall be conducted by a qualified biologist within 300 feet of all work areas, no more than 3 days prior to commencement of project activities. If active nests containing eggs or young are found, a qualified biologist shall establish an appropriate nest buffer. Nest buffers are species-specific and may range from 15 to 100 feet for passerines and 50 to 300 feet for raptors, depending on the planned activity's level of disturbance, site conditions, and the observed bird behavior. Established buffers shall remain until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests shall be monitored until the biologist has determined the young have fledged or the Project is finished. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance.	Before commencing ground- or vegetation-disturbing activities/Entire Project	Project Proponent
Pre-Construction Desert Kit Fox and American Badger Surveys. No more than 30 days prior to the beginning of ground disturbance and/or Project activities, a qualified biologist shall conduct a survey to determine if potential desert kit fox or American badger burrows are present in the Project Area. If potential burrows are located, they shall be monitored by the qualified biologist. If the burrow is determined to be active, the qualified biologist shall verify there are suitable burrows outside of the Project Area prior to undertaking passive relocation actions. If no suitable burrows are located, artificial burrows shall be created at least 14 days prior to passive	Before commencing ground- or vegetation-disturbing activities/Entire project	Project Proponent

relocation. The qualified biologist shall block the entrance of the active burrow with soil, sticks, and debris for 3-5 days to discourage the use of the burrow prior to Project activities. The entrance shall be blocked to an incrementally greater degree over the 3-5 day period. After the qualified biologist has determined there are no active burrows the burrows shall be hand-excavated to prevent re-use. No disturbance of active dens shall take place when juvenile desert kit fox and juvenile American badgers may be present and dependent on parental care. A qualified biologist shall determine appropriate buffers and maintain connectivity to adjacent habitat should natal burrows be present.		
Should any state-listed plant species be present in the Project Area, the Project Proponent shall obtain an ITP for those species prior to the start of Project activities. Should other special status plants or natural communities be present in the Project Area, a qualified restoration specialist shall assess whether perennial species may be successfully transplanted to an appropriate natural site or whether on-site or off-site conservation is warranted to mitigate Project impacts. If successful transplantation of perennial species is determined by a qualified restoration specialist, the receiver site shall be identified, and transplantation shall occur at the appropriate time of year. Additionally, the qualified restoration specialist shall perform seed collection and dispersal from annual species to a natural site as a conservation strategy to minimize and mitigate Project impacts. If these measures are implemented, monitoring of plant populations shall be conducted annually for 5 years to assess the mitigation's effectiveness. The performance standard for mitigation shall be no net reduction in the size or viability of the local population.	Before commencing ground- or vegetation-disturbing activities/Entire Project/Post Construction	Project Proponent

Pre-Construction Surveys for Mohave Ground Squirrel. Pre-construction surveys following the *Mohave Ground Squirrel Survey Guidelines* (CDFG, 2010) or most recent version shall be performed by a qualified biologist authorized by a Memorandum of Understanding issued by CDFW. The preconstruction surveys shall cover the Project Area and a 50-foot buffer zone. Should Mohave ground squirrel presence be confirmed during the survey, the Project Proponent shall obtain an ITP for Mohave ground squirrel prior to the start of Project activities. CDFW shall be notified if Mohave ground squirrel presence is confirmed during the pre-construction survey.	Before commencing ground- or vegetation-disturbing activities/Entire Project	Project Proponent
Mohave Ground Squirrel Observations. If a Mohave ground squirrel is observed during Project Activities, and the Project Proponent does not have an ITP, all work shall immediately stop and the observation shall be immediately reported to CDFW.	Entire Project	Project Proponent
Pre-Construction Desert Tortoise Surveys. No more than 30 calendar days prior to start of Project activities a qualified biologist shall conduct pre-construction surveys for desert tortoise as described in the most recent United States Fish and Wildlife Service Desert Tortoise (Mojave Population) Field Manual. Pre-construction surveys shall be completed using perpendicular survey routes within the Project Area and 50-foot buffer zone. Pre-construction surveys cannot be combined with other surveys conducted for other species while using the same personnel. Project Activities cannot start until two negative results from consecutive surveys using perpendicular survey routes for desert tortoise are documented. Should desert tortoise presence be confirmed during the survey, the Project Proponent shall obtain an ITP for desert tortoise prior to the start of Project activities. Should desert tortoise presence be confirmed during the survey the qualified biologist shall notify CDFW.	Before commencing ground- or vegetation-disturbing activities/Entire Project	Project Proponent

Desert Tortoise Observations. If a desert tortoise is observed during Project Activities and the Project Proponent does not have an ITP, all work shall immediately stop and the observation shall be immediately reported to CDFW.	Entire Project	Project Proponent
On-site Education. A qualified biologist shall conduct an education program for all persons employed or otherwise working on the Project site prior to performing any work on-site. The program shall consist of a presentation that includes a discussion of the biology of the habitats and species that may be present at the site. The qualified biologist shall also include as part of the education program information about the distribution and habitat needs of any special status species that may be present, legal protections for those species, penalties for violations, and mitigation measures. Education should include but not be limited to desert tortoise, burrowing owl, desert kit fox, American badger, nesting birds, and special-status plants. Interpretation shall be provided for non-English speaking workers, and the same instruction shall be provided for any new workers prior to their performing work on-site.	Before commencing ground- or vegetation-disturbing activities/Entire Project	Project Proponent
Minimize Impacts on Other Species. A qualified biologist shall be onsite prior to and during all ground- and habitat-disturbing activities to move out of harm's way wildlife that would otherwise be injured or killed from Project-related activities. Movement of wildlife out of harm's way should be limited to only those individuals that would otherwise by injured or killed, and individuals should be moved only as far a necessary to ensure their safety. Measures shall be taken to prevent wildlife from re-entering the Project site. Only biologists with authorization by CDFW shall move CESA-listed species.	Before commencing ground- or vegetation-disturbing activities/Entire Project	Project Proponent

ATTACHMENT 8

RESOLUTION NO. PC-2020-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, ALLOWING A MAXIMUM FLOOR AREA RATIO OF 0.37 INSTEAD OF THE 0.35 LIMITATION IN CONJUNCTION WITH SITE PLAN REVIEW SPR19-00015 (VAR20-00001)

WHEREAS, 395 LLC has filed an application requesting approval of Variance VAR20-00001 described herein (hereinafter referred to as "Application"); and

WHEREAS, the Application applies to approximately 9.4 gross acres located on the southeast corner of Highway 395 and Poplar Street and consists of Assessor's Parcel Number 3064-591-01 & 03; and

WHEREAS, the Application, as contemplated, proposes to allow a maximum floor area ratio fo 0.37 instead of the 0.35 limitation; and

WHEREAS, the applicant has also filed an application requesting approval of a Site Plan Review (SPR19-00015), to construct a 123,132 square foot manufacturing building, a 19,600 square foot storage building, and an 8,865 square foot administrative office building; and

WHEREAS, the 9.6 acre site is vacant, existing light industrial uses are adjacent to the east and to the south, vacant land is located to the north and west of the site; and

WHEREAS, the subject property as well as the surrounding properties are within the Commercial Industrial Business Park (CIBP) Zone of the Main Street and Freeway Corridor Specific Plan (Specific Plan); and

WHEREAS, an environmental Initial Study for the proposed project was circulated to the State Clearinghouse, responsible agencies, and other interested parties for a 30-day public review period from February 10, 2020 through March 11, 2020 and was re-circulated for another 30-day public review period from May 12, 2020 through June 11, 2020;

WHEREAS, the environmental Initial Study for the proposed project determined that no significant adverse environmental impacts to either the man-made or physical environmental setting would occur with the inclusion of mitigation measures. Mitigated Negative Declaration ND19-00006 was subsequently prepared; and

WHEREAS, during the 30-day public review period from February 10, 2020 through March 11, 2020 comment letters were received from two State agencies (the Department of Water Resources and the Department of Fish and Wildlife), and the San Manuel Band of Mission Indians; and

WHEREAS, during the subsequent 30-day public review from May 12, 2020 through June 11, 2020 one comment letter was received from Lozeau Drury, LLP on behalf of “Supporters Alliance for Environmental Responsibility”; and

WHEREAS, on August 13, 2020, the Planning Commission of the City of Hesperia conducted a public hearing pertaining to the proposed Application, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF HESPERIA PLANNING COMMISSION AS FOLLOWS:

Section 1. The Planning Commission hereby specifically finds that all of the facts set forth in this Resolution are true and correct.

Section 2. Based upon substantial evidence presented to the Planning Commission during the above-referenced August 13, 2020 hearing, including public testimony and written and oral staff reports, this Commission specifically finds as follows:

(a) The strict or literal interpretation and enforcement of the specified regulations would result in practical difficulties or unnecessary physical hardships because the 0.35 floor area ratio limitation would restrict the developable area of the site which creates an extraordinary circumstance that would not generally apply to other properties in the future. A City initiated Specific Plan Amendment is already being processed that will among other things, increase the maximum allowable floor area in this zone from 0.35 to 0.50. The Specific Plan Amendment was presented to the Planning Commission at the July 9, 2020 meeting and it was forwarded to the City Council with a recommendation for approval.

(b) There are exceptional circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties in the same zone. As proposed, the project proposes a total building area of 151,597 square feet and a floor ratio of 0.37. The proposed variance would allow for a 2% increase in the maximum floor area ratio and an additional 8,821 square feet of gross floor area. The additional 8,821 square feet of floor area has been incorporated into a proposed storage building which would not generate any additional employees, traffic, or increase the intensity of the proposed development. As such, there are exceptional circumstances as it relates to the additional 8,821 square feet of floor area because it will not increase the development intensity that is otherwise being proposed.

(c) The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges that could be enjoyed by the owners of other properties in the same designation in the future because the development standards which regulate the maximum allowable floor area are anticipated to increase from 0.35 to 0.50 if the Council were to approve a City initiated Specific Plan Amendment. The Specific Plan Amendment was presented to the Planning Commission at the July 9, 2020 meeting and it was forwarded to the City Council with a recommendation for approval.

(d) The granting of the Variance would not constitute a grant of a special privilege inconsistent with the limitations on other properties classified in the same zone because there have been other industrial developments that were subject to the same floor area ratio limitation requirements that were granted similar requests.

(e) The granting of the Variance will not be detrimental to the public health, safety, or welfare, and will not be materially injurious to properties or improvements in the vicinity, because the proposed variance would allow for a 2% increase in the maximum floor area ratio and an

additional 8,821 square feet of gross floor area that has been incorporated into a proposed storage building. The reviewing authority believes that approval of the Variance will not have an adverse effect on abutting properties because the additional 8,821 square feet of floor area would not generate any additional employees, traffic, or increase the intensity of the proposed development. Furthermore, the facility is required to comply with the remainder of the Main Street and Freeway Corridor Specific Plan and all of the California Building Code regulations.

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby approves Variance VAR20-00001, subject to the conditions of approval as shown in Attachment "A".

Section 4. That the Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED on this 13th day of August 2020.

_____
Cody Leis, Chair, Planning Commission

ATTEST:

_____
Erin Baum, Secretary, Planning Commission

ATTACHMENT 9

RESOLUTION NO. PC-2020-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING A SITE PLAN REVIEW TO CONSTRUCT A 123,132 SQUARE FOOT MANUFACTURING BUILDING, A 19,600 SQUARE FOOT STORAGE BUILDING, AND A 8,865 SQUARE FOOT OFFICE BUILDING ON APPROXIMATELY 9.5 GROSS ACRES WITHIN THE COMMERCIAL/INDUSTRIAL BUSINESS PARK ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN (SPR19-00015)

WHEREAS, 395 LLC has filed an application requesting approval of SPR19-00015 described herein (hereinafter referred to as "Application"); and

WHEREAS, the Application applies to approximately 9.4 gross acres located on the southeast corner of Highway 395 and Poplar Street and consists of Assessor's Parcel Number 3064-591-01 & 03; and

WHEREAS, the Application proposes to construct a 123,132 square foot manufacturing building, a 19,600 square foot storage building, and an 8,865 square foot administrative office building; and

WHEREAS, the applicant has also filed an application requesting approval of a Variance (VAR20-00001), to exceed the 0.35 maximum floor area ratio (FAR) requirement; and

WHEREAS, the 9.6 acre site is vacant, existing light industrial uses are adjacent to the east and to the south, vacant land is located to the north and west of the site; and

WHEREAS, the subject property as well as the surrounding properties are within the Commercial Industrial Business Park (CIBP) Zone of the Main Street and Freeway Corridor Specific Plan (Specific Plan); and

WHEREAS, an environmental Initial Study for the proposed project was circulated to the State Clearinghouse, responsible agencies, and other interested parties for a 30-day public review period from February 10, 2020 through March 11, 2020 and was re-circulated for another 30-day public review period from May 12, 2020 through June 11, 2020;

WHEREAS, the environmental Initial Study for the proposed project determined that no significant adverse environmental impacts to either the man-made or physical environmental setting would occur with the inclusion of mitigation measures. Mitigated Negative Declaration ND19-00006 was subsequently prepared; and

WHEREAS, during the 30-day public review period from February 10, 2020 through March 11, 2020 comment letters were received from two State agencies (the Department of Water Resources and the Department of Fish and Wildlife), and the San Manuel Band of Mission Indians; and

WHEREAS, during the subsequent 30-day public review from May 12, 2020 through June 11, 2020 one comment letter was received from Lozeau Drury, LLP on behalf of “Supporters Alliance for Environmental Responsibility”; and

WHEREAS, the Planning Commission has considered Negative Declaration ND19-00006 together with the comments that were received during the public review process and finds on the basis of the whole record before it, that there is no substantial evidence that the proposed project will have a significant effect on the environment, and that Negative Declaration ND19-00006 reflects the independent judgement and analysis of the lead agency (i.e. the City); and

WHEREAS, on August 13, 2020, the Planning Commission of the City of Hesperia conducted a public hearing pertaining to the proposed Application, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF HESPERIA PLANNING COMMISSION AS FOLLOWS:

Section 1. The Planning Commission hereby specifically finds that all of the facts set forth in this Resolution are true and correct.

Section 2. Based upon substantial evidence presented to the Planning Commission during the above-referenced August 13, 2020 hearing, including public testimony and written and oral staff reports, this Commission specifically finds as follows:

(a) The proposed use of a manufacturing facility under 200,000 square feet is a permitted use within the CIBP Zone of the Specific Plan and complies with all applicable provisions of the Specific Plan and Development Code with approval of Variance VAR20-00001. The proposed use would not impair the integrity and character of the surrounding neighborhood. The site is suitable for the type and intensity of the use that is proposed.

(b) The proposed use would not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other allowed uses in the vicinity or be adverse to the public convenience, health, safety or general welfare.

(c) The proposed project is consistent with the goals, policies, standards and maps of the adopted zoning, Specific Plan, Development Code and all applicable codes and ordinances adopted by the City of Hesperia because the project is consistent with the regulations allowing manufacturing uses within the CIBP zone of the Specific Plan. The development is subject to conditions of approval that ensure that the project will comply with the standards for landscaping, driveway aisles, parking stall dimensions, building heights, trash enclosure, loading areas, and all other applicable development standards. In addition, the project is designed with an on-site underground retention/detention to accommodate the required capacity of a 100-year storm. The project also proposes a Variance in order to exceed the maximum floor area ratio of 0.35 that is allowed within the Specific Plan. As proposed, the project proposes a total building area of 151,597 square feet and a floor ratio of 0.37. The reviewing authority believes that approval of the Variance will not have an adverse effect on abutting properties because the proposal to allow for a 2% increase in the maximum floor area ratio and an additional 8,821 square feet of gross floor area would not generate excessive amounts of traffic or result in any additional environmental impacts.

(d) The site for the proposed use will have adequate access based upon its frontage along Poplar Street and the driveways which comply with

separation and sight distance requirements. There are also general services for sanitation, water and public utilities to ensure the public convenience, health, safety and general welfare. Additionally, the site is currently served with adequate infrastructure to operate without a major extension of infrastructure.

(e) The proposed project is consistent with the adopted General Plan of the City of Hesperia. The project site is within the CIBP zone of the Main Street and Freeway Corridor Specific Plan. The proposed 123,132 square foot manufacturing building, 19,600 square foot storage building, and 8,865 square foot administrative office building are allowable uses with approval of a Site Plan Review.

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby approves Site Plan Review SPR19-00015, subject to the conditions of approval as shown in Attachment "A".

Section 4. That the Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED on this 13th day of August 2020.

_____
Cody Leis, Chair, Planning Commission

ATTEST:

_____
Erin Baum, Secretary, Planning Commission

ATTACHMENT A
List of Conditions for SPR19-00015

Approval Date: August 13, 2020
Effective Date: August 25, 2020
E piration Date: August 25, 2023

This list of conditions applies to: Consideration of Site Plan Review SPR19-00015 to construct a 123,132 s uare foot manufacturing industrial building, a 19,600 s uare foot storage building, and a , 65 s uare foot office building in con unction with ariance AR20-00001 to e ceed the ma imum floor area ratio, on appro imately 9.5 gross acres within the Commercial Industrial Business Park one of the Main Street and Freeway Corridor Specific Plan, located at the south-east corner of Highway 395 and Poplar Street Applicant: 395 LLC APN: 3064-591-01 03 .

The use shall not be established until all conditions of this land use approval application have been met. This approved land use shall become null and void if all conditions have not been completed by the e piration date noted above. E tensions of time may be granted upon submittal of the re uired application and fee prior to the e piration date.

(Note: the "COMPLETED" and "COMPLIED BY" spaces are for internal City use only).

ADDITONAL CONDITIONS

COMPLETED NOT IN COMPLIANCE	**COMPLIED B**	CEQA. Applicant shall also comply with all mitigation measures adopted for Negative Declaration ND-19-00006

CONDITIONS RE UIRED AS PART OF SUBMITTAL OF PUBLIC IMPRO EMENT PLANS

COMPLETED NOT IN COMPLIANCE	**COMPLIED B**	CONSTRUCTION PLANS. Five complete sets of construction plans prepared and wet stamped by a California licensed Civil or Structural Engineer or Architect shall be submitted to the Building Division with the required application fees for review. (B)
COMPLETED NOT IN COMPLIANCE	**COMPLIED B**	GEOTECHNICAL REPORT. The Developer shall provide two copies of the soils report to substantiate all grading building and public improvement plans. Include R value testing and pavement recommendations for public streets. (E B)
COMPLETED NOT IN COMPLIANCE	**COMPLIED B**	TITLE REPORT. The Developer shall provide a complete title report 90 days or newer from the date of submittal. (E)
COMPLETED NOT IN COMPLIANCE	**COMPLIED B**	UTILITY NON INTERFERE/QUITCLAIM DOCS. The Developer shall provide non interference and or quitclaim letter(s) from any applicable utility agencies for any utility easements that affect the proposed project. All documents shall be subject to review and approval by the Engineering Department and the affected utility agencies. The improvement plans will not be accepted without the required documents and approval from the affected agencies. (E)
COMPLETED	**COMPLIED B**	PLAN CHECK FEES. Plan checking fees must be paid in

NOT IN COMPLIANCE

conjunction with the improvement plan submittal. All required plans, maps, requested studies, CFD annexations, etc. must be submitted as a package. The Developer shall coordinate with the City's Engineering Analyst, Jamie Carone at (760)947-1149 or jcarone@cityofhesperia.us, to obtain the fee calculation form which shall be completed and submitted, along with fee payment, at time of plan submittal. Any outstanding fees must be paid before final inspection and the release of bonds. (E)

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

IRREVOCABLE OFFERS OF DEDICATION. The Developer shall submit an Offer of Dedication to the City's Engineering Department for review and approval. At time of submittal the developer shall complete the City's application for document review and pay all applicable fees. (E)

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

DRAINAGE IMPACT PREVENTION. The Project shall provide additional drainage facilities, and/or additional drainage facility capacity to mitigate flooding or other downstream impacts associated with or in the vicinity of the proposed project per direction of the City Engineer.

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

DRAINAGE STUDY. The Developer shall submit three (3) copies of a Final Drainage Study which analyzes the pre-project and proposed project hydrology, including flows from offsite, flows generated onsite, hydraulic properties of flows entering or exiting the project to and from natural or constructed conveyances, and capacity and function of any runoff management structures such as catch basins, inlets, outlets and detention or retention structures. The study must include all information specified in the City's hydrology study outline

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

FINAL WQMP SUBMITTAL. Submit a final WQMP, prepared using the applicable Mojave River Watershed Group Regulated WQMP Template, which includes all required or proposed revisions, addresses any comments provided on the draft WQMP, provides final designs for best management practices (BMP's), and includes calculations for BMP sizing.

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

OFFSITE DRAINAGE IMPACT PREVENTION. The Project shall provide safe conveyance for offsite runoff either routed through the project or around the project site. The Project shall ensure that the proposed conveyance of offsite flows will not increase adverse impacts to downstream properties and/or drainage facilities for the 1-hour design storm for the 100-year return frequency rainfall events.

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

The Project shall be designed to prevent adverse impacts to downstream properties and/or drainage facilities caused or exacerbated by the project. The project shall demonstrate that runoff from the completed project site will not exceed 90% of the pre-project runoff discharge rates for the 24-hour design storm for the 100-year return frequency rainfall events.

A. Drawdown Time. All drainage facilities which are designed to percolate/infiltrate surface runoff (including basins, drywells, or infiltration-based low impact development features) shall not

accumulate standing water for more than 48 hours. All drainage facilities designed to provide detention storage shall recover 100 percent of their design detention volume within 48 hours.

B. Groundwater Protection. The Project shall ensure any retention/infiltration or detention facilities will not adversely impact groundwater.

C. Underground Retention/Detention Systems. The Project shall demonstrate a minimum functional life span of 50 years for materials (e.g., polymer, metal, mineral-based, or other) used in underground retention/detention systems.

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

PERCOLATION TEST. The applicant shall provide percolation test data which are adequate to substantiate the hydrologic performance of all proposed basins, underground retention systems, drywells, or other features requiring percolation of surface water:

A. Projects shall provide site-specific percolation test data to substantiate the performance and effective drawdown time of all proposed surface retention basins.
B. Projects shall provide site-specific, depth-appropriate percolation test data for the proposed subsurface infiltration/retention system; and/or for any proposed drywells.
C. Percolations tests shall be performed in accordance with the procedures in Appendix A of the Riverside County Design Handbook for Low Impact Development Best Management Practices; available online at:

http://www.floodcontrol.co.riverside.ca.us/NPDES/LIDBMP.aspx

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

TRAFFIC STUDY. Prior to, or included with, improvement (grading, street, drainage, sewer, and water) plans first submittal, an updated Traffic Impact Analysis (TIA) shall be submitted for review and approval by the City Engineer. The TIA shall comply with all City traffic requirements including intersection geometric exhibit. TIA approval shall be acquired prior to issuance of any construction permits. Prior to issuance of Certificate of Occupancy, all mitigation measures required in the approved TIA shall be satisfied and are made part of these conditions of approval.. (E)

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

INDEMNIFICATION. As a further condition of approval, the Applicant agrees to and shall indemnify, defend, and hold the City and its officials, officers, employees, agents, servants, and contractors harmless from and against any claim, action or proceeding (whether legal or administrative), arbitration, mediation, or alternative dispute resolution process), order, or judgment and from and against any liability, loss, damage, or costs and expenses (including, but not limited to, attorney's fees, expert fees, and court costs), which arise out of, or are in any way related to, the approval issued by the City (whether by the City Council, the Planning Commission, or other City reviewing authority), and/or any acts and omissions of the Applicant or its employees, agents, and contractors, in utilizing

the approval or otherwise carrying out and performing work on Applicants project. This provision shall not apply to the sole negligence, active negligence, or willful misconduct of the City, or its officials, officers, employees, agents, and contractors. The Applicant shall defend the City with counsel reasonably acceptable to the City. The City's election to defend itself, whether at the cost of the Applicant or at the City's own cost, shall not relieve or release the Applicant from any of its obligations under this Condition. (P)

CONDITIONS RE UIRED PRIOR TO GROUND DISTURBING ACTI IT

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

PRE-CONSTRUCTION MEETING. Pre-construction meetings shall be held between the City the Developer grading contractors and special inspectors to discuss permit requirements monitoring and other applicable environmental mitigation measures required prior to ground disturbance and prior to development of improvements within the public right-of-way. (B)

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

SURVEY. The Developer shall provide a legal survey of the property. All property corners shall be staked and the property address posted. (B)

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

APPROVAL OF IMPROVEMENT PLANS. All required improvement plans shall be prepared by a registered Civil Engineer per City standards and per the City's improvement plan checklist to the satisfaction of the City Engineer. Five sets of improvement plans shall be submitted to the Development Services Department and Engineering Department for plan review with the required plan checking fees. All Public Works plans shall be submitted as a complete set. (E)

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

DEDICATION(S). The Developer shall grant to the City an Irrevocable Offer of Dedication for Poplar Street. The right of way full width for Poplar Street shall be one-hundred (100') feet. The Developer shall also grant to the City an Irrevocable Offer of Dedication for Highway 395. The right of way full width for Highway 395 shall be one-hundred-thirty (130') feet. The Developer shall also grant to the City an Irrevocable Offer of Dedication for any part of the Path of Travel located behind any commercial drive approaches that encroach onto private property. Corner cut off right of way dedication per City standards is required at all intersections. (E)

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

UTILITY NON INTERFERENCE/QUITCLAIM. The Developer shall provide non interference and or quitclaim letter(s) from any applicable utility agencies for any utility easements that affect the proposed project. All documents shall be subject to review and approval by the Engineering Department and the affected utility agencies. Grading permits will not be issued until the required documents are reviewed and approved by all applicable agencies. Any fees associated with the required documents are the Developers responsibility. (E)

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

GRADING PLAN. The Developer shall submit a Grading Plan with existing contours tied to an acceptable City of Hesperia

benchmark. The grading plan shall indicate building footprints and proposed development of the retention basin(s) as a minimum. Site grading and building pad preparation shall include recommendations provided per the Preliminary Soils Investigation. All proposed walls shall be indicated on the grading plans showing top of wall (tw) and top of footing (tf) elevations along with finish grade (fg) elevations. Wall height from finish grade (fg) to top of wall (tw) shall not exceed 6.0 feet in height. Grading Plans are subject to a full review by the City of Hesperia and the City Engineer upon submittal of the Improvement Plans. (E)

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

STREET IMPROVEMENTS. All public improvements shall be designed in compliance with all appropriate Federal, State, County, and/or City standards. The most stringent standard shall prevail. (E)

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

All public improvements shall be designed in compliance with all appropriate Federal, State, County, and/or City standards. The most stringent standard shall prevail.

POPLAR STREET. Saw-cut (2-foot min.) and match-up asphalt pavement on Poplar Street across the project frontage, based on City's 100-foot Arterial Roadway Standard. The curb face is to match existing to east. These improvements shall consist of:

A. 8" Curb and Gutter per City standards.
B. Sidewalk (width = 6 feet) per City standards.
C. Roadway drainage device(s).
D. Streetlights per City standards.
E. Intersection improvements including handicapped ramps per City standards.
F. Commercial driveway approaches per City standards.
G. Design roadway sections per existing, approved street sections and per "R" value testing with a traffic index of 10 and per the soils report.
H. Cross sections every 50-feet per City standards.
I. Traffic control signs and devices as required by the traffic study and/or the City Engineer.
J. Provide a signage and striping plan per City standards.
K. Relocate existing utilities as required. The Developer shall coordinate with affected utility companies.

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

All public improvements shall be designed in compliance with all appropriate Federal, State, County, and/or City standards. The most stringent standard shall prevail.

HIGHWAY 395. Saw-cut (2-foot min.) and match-up asphalt pavement on Highway 395 across the project frontage, based on City's / Caltran's 130-foot US Highway 395 Roadway Standard. The curb face is to be located at 53' from the approved construction centerline. Coordination with Caltrans including plan review and approval along with permit issuance shall be completed before City will approve plans. The design shall be based upon an acceptable centerline profile extending a minimum of three hundred (300) feet beyond the project boundaries where applicable. These improvements shall

consist of:

A. 8” Curb and Gutter per City standards.
B. Sidewalk not required per City Engineer.
C. Roadway drainage device(s).
D. Streetlights per City standards.
E. Intersection improvements including handicapped ramps per City standards.
F. Pavement transitions per City Standards.
G. Design roadway sections per existing, approved street sections and per “R” value testing with a traffic index approved by Caltrans and City Traffic Engineer and per the soils report.
H. Cross sections every 50-feet per City standards.
I. Traffic control signs and devices as required by the traffic study and/or the City Engineer.
J. Provide a signage and striping plan per City standards.
K. It is the Developer’s responsibility to obtain any off-site dedications for transition tapers including acceleration / deceleration tapers per City standards.
L. Relocate existing utilities as required. The Developer shall coordinate with affected utility companies.

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

UTILITY PLAN. The Developer shall design a Utility Plan for service connections and / or private hydrant and sewer connections. Any existing water, sewer, or storm drain infrastructures that are affected by the proposed development shall be removed / replaced or relocated and shall be constructed per City standards at the Developer’s expense. (E)

A. A remote read automatic meter reader shall be added on all meter connections as approved by the City Engineer.
B. The Developer shall design a Utility Plan for service connections and / or private water and sewer connections. Domestic and fire connections shall be made from the existing 12” PVC water line in Poplar Street per City Standards.
C. It is the Developer’s responsibility to connect to sewer and pay the appropriate fees. The Developer will be required to connect to the existing 8" PVC sewer main in Poplar Street per City standards.
D. Complete V.V.W.R.A.’s “Wastewater Questionnaire for Commercial / Industrial Establishments” and submit to the Engineering Department. Complete the “Certification Statement for Photographic and X-ray Processing Facilities” as required.

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

STORM WATER POLLUTION PREVENTION PLAN. The Project shall submit to the City for approval two (2) copies of a Storm Water Pollution Prevention Plan (SWPPP) as specified in the prevailing National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities issued by the California State Water Resources Control Board.
Prepare the SWPPP using or following the format of the most recent SWPPP Template in the Construction BMP Handbook prepared by the California Stormwater Quality Association (requires subscription); see:
https://www.casqa.org/resources/bmp-handbooks

NPDES: The Project shall enroll under the prevailing National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities issued by the California State Water Resources Control Board and pay applicable fees. The Project shall provide proof of such permit coverage including a copy of the Notice Of Intent Receipt Letter and the project WDID No. to the City.
Alternatively, projects from 1 to 5 acres with an approved Rainfall Erosivity Waiver authorized by U.S. EPA Phase II regulations certifying to the State Water Resources Control Board that construction activity will occur only when the Rainfall Erosivity Factor is less than 5 (R in the Revised Universal Soil Loss Equation), shall provide a copy of the projects Erosivity Waiver Certification and Waiver ID to the City.
NPDES-PERMIT TERMINATION: Upon completion of construction, the Project shall ensure that all disturbed areas are stabilized and all construction waste, equipment, and unnecessary temporary BMPs are removed from the site. In addition, the Project shall file a Notice of Termination (NOT) with the Lahontan Regional Water Board as required by the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, and provide

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

SWPPP IMPLEMENTATION. All of the requirements of the City-approved Storm Water Pollution Prevention Plan shall be implemented prior to the City's issuance of a grading permit, and shall be maintained until construction is complete and all disturbed areas are fully stabilized. (E)

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

FISH AND GAME FEE. The applicant shall submit a check to the City in the amount of $2,456.75 payable to the Clerk of the Board of Supervisors of San Bernardino County to enable the filing of a Notice of Determination. (P)

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

CULTURAL RESOURCES. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity 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. In the event that Native American cultural resources are discovered during project activities, all work in the immediate vicinity of the find shall cease and a qualified archaeologist 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. If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, a qualified archaeologist shall be retained to develop a cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan. The Lead Agency and/or applicant shall, in good faith, consult local Indian tribes on the disposition and treatment of any artifacts or other cultural materials encountered during the project. (P)

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

DESIGN FOR REQUIRED IMPROVEMENTS. Improvement plans for off-site and on-site improvements shall be consistent with the plans approved as part of this site plan review application with the following revisions made to the improvement plans: (E, P)

A. The project is required to provide 10% on-site landscape coverage. Additional landscaping is required in order to comply with this requirement. Furthermore, since Engineering is not requiring sidewalk improvements along Highway 395, the landscape planter adjacent to Highway 395 shall be expanded to include that area that would have otherwise been sidewalk;

B. In regards to the manufacturing building, the proposed multicolor panel accent wall that is shown on the east elevation shall also be required on the west elevation in order to add architectural interest along the project frontage of Highway 395

C. The storage building shall provide the same level of architectural detail as the manufacturing building. Therefore, the storage building shall provide the multicolor accent wall, textured and decorative metal panels, and window treatments along the frontages of Highway 395 and Popular Street.

D. Decorative wrought iron fencing shall be provided along the property boundary adjacent to Highway 395.

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

PRE-CONSTRUCTION SURVEY. A pre-construction survey for the burrowing owl shall be conducted by a City approved and licensed biologist, no more than 30 days prior to ground disturbance. (P)

CONDITIONS RE UIRED PRIOR TO BUILDING PERMIT ISSUANCE

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

CONSTRUCTION WASTE. The developer or builder shall contract with the City's franchised solid waste hauler to provide bins and haul waste from the proposed development. At any time during construction, should services be discontinued, the franchise will notify the City and all building permits will be suspended until service is reestablished. The construction site shall be maintained and all trash and debris contained in a method consistent with the requirements specified in Hesperia Municipal Code Chapter 15.12. All construction debris, including green waste, shall be recycled at Advance Disposal and receipts for solid waste disposal shall be provided prior to final approval of any permit. (B)

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

AQMD APPROVAL. The Developer shall provide evidence of acceptance by the Mojave Desert Air Quality Management District. (B)

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

DEVELOPMENT FEES. The Developer shall pay required development fees as follows:

A. School Fees (B)

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

LANDSCAPE/IRRIGATION. The Developer shall submit three sets of landscape and irrigation plans including water budget calculations, required application fees, and completed landscape packet to the Building Division. Plans shall utilize xeriscape landscaping techniques in conformance with the Landscaping Ordinance. The number, size, type and configuration of plants approved by the City shall be maintained in accordance with the Development Code. (P)

CONDITIONS RE UIRED PRIOR TO CERTIFICATE OF OCCUPANC

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

DEVELOPMENT FEES. The Developer shall pay required development fees as follows:

A. Development Impact Fees (B)
B. Utility Fees (E)

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

UTILITY CLEARANCE AND C OF O. The Building Division will provide utility clearances on individual buildings after required permits and inspections and after the issuance of a Certificate of Occupancy on each building. Utility meters shall be permanently labeled. Uses in existing buildings currently served by utilities shall require issuance of a Certificate of Occupancy prior to establishment of the use. (B)

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

ON SITE IMPROVEMENTS. All on site improvements as recorded in these conditions, and as shown on the approved site plan shall be completed in accordance with all applicable Title 16 requirements. The building shall be designed consistent with the design shown upon the approved materials board and color exterior building elevations identified as Exhibit A. Any exceptions shall be approved by the Director of Development Services. (P)

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

AS BUILT PLANS. The Developer shall provide as built plans, Notice of Completion, and One Year Maintenance Bonds to the Engineering / Water Sewer Departments. (E)

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

ELECTRONIC COPIES. The Developer shall provide electronic copies of the approved project in AutoCAD format Version 2007 to the City's Engineering Department. (E)

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

PUBLIC IMPROVEMENTS. Prior to the issuance of Certificate of Occupancy for any building, a traffic signal and roadway improvements at the intersection Highway 395 and Poplar Street shall be installed and energized to the satisfaction of the City Engineer in accordance with the approved TIA. The signal shall be designed to operate allowing full turning movements. Installation of concrete curb returns, forming the west legs of Poplar Street, shall be constructed to accommodate ultimate traffic signal pole placement. . (E)

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

EXECUTED AND RECORDED WQMP MAINTENANCE AGREEMENT. The WQMP Maintenance Agreement: Covenant and Agreement Regarding Water Quality Management Plan and Stormwater Best Management

Practices Transfer, Access, and Maintenance, must be (1) prepared using the WQMP Maintenance Agreement Template provided as Attachment A to the City of Hesperia WQMP Templates, and (2) the complete WQMP Maintenance Agreement, with the Property Owners notarized signature(s) and suitable for recordation by the City, must be received before the City will authorize the final inspection or issue a Certificate of Occupancy.

COMPLETED **COMPLIED B**
NOT IN COMPLIANCE

WQMP PERMIT. The Property Owner shall apply for a City WQMP Permit with the Building and Safety Department and pay the applicable permit fees. The WQMP Permit shall be renewed annually. To comply with the WQMP Permit, the Property Owner shall certify on an annual basis that all of the post-construction best management practices (BMPs) described in the approved project WQMP have been inspected and maintained as specified and required by the BMP Inspection and Maintenance Form and Operation and Maintenance Plan. The Property Owner shall provide proof of the WQMP Permit before the City will issue a Certificate of Occupancy.

NOTICE TO DE ELOPER: IF OU NEED ADDITIONAL INFORMATION OR ASSISTANCE REGARDING THESE CONDITIONS, PLEASE CONACT THE APPROPRIATE DI ISION LISTED BELO :

B Building Division	**947-1300**
E Engineering Division	**947-1476**
F Fire Prevention Division	**947-1603**
P Planning Division	**947-1200**
RPD Hesperia Recreation and Park District	**244-54**

ITEM CONTINUED FROM JULY 9 MEETING

DATE: July 9, 2020

TO: Planning Commission

FROM: Mike Blay, Assistant City Manager

BY: Chris Borchert, Principal Planner

SUBJECT: APP20-00002, Appeal of Development Review Committee Denial of CUPE20-00001, A Request for a Three Year Extension of Time for a Proposed 5,000 s.f. Liquor Store; Applicant: Tom Steeno, Architect

---

RECOMMENDED ACTION

That the Planning Commission find that the project site cannot comply with current code requirements and uphold the denial of the extension of time.

BACKGROUND

Conditional Use Permit CUP17-00005 was approved on June 27, 2017 with a Minor Exception to allow for a reduction of three parking spaces. The project is proposed on a vacant parcel immediately adjacent to the existing Mesa Mart convenience/liquor store and gas station. At the hearing, the owner of the Mesa Mart opposed the project and provided a petition with 178 customer signatures opposing the project.

In September of 2017, the City Council adopted Development Code Amendment DCA17-00006 which required all off-site sales of alcohol, in buildings less than 12,000 square feet, be located within 500 feet of the intersection of two arterial (or larger) streets, and be approved by the City Council.

ISSUES/ANALYSIS

One of the primary purposes associated with an extension of time is ensuring the project and conditions of approval comply with any changes made to the municipal codes since the original approval. Section 16.12 is titled Permits and Procedures and it includes the following:

16.12.060 - Approval period for land use decisions.

A. Any land use decision made in accordance with the provisions of this title shall be subject to the following time limitations:

B. Unless substantial construction in reliance upon building permits has occurred or division of land authorized by the land use decision has taken place or been recorded within the time specified for each land use application type within this title, the land use decision shall become null and void.

C. Where circumstances warrant, the development review committee may grant extensions of time for a period of time not to exceed twelve (12) months each. The development review committee shall consider each extension of time on its own merits and may amend the conditions as necessary to bring the project into compliance with the development standards

in effect at the time of review of the extension. The development review committee may refer such request for extension to the planning commission for action.

With the change in code requirements, the project is not located within 500 feet of two arterial or larger streets. Danbury Avenue is a secondary arterial, which is smaller than an arterial, therefore the site is not eligible for off-site alcohol sales.

Additionally, the project does not comply with the Deemed Approved ordinance with regard to the restriction on single serve alcoholic beverages, nor did the project receive City Council approval.

The DRC denial letter did not mention the arterial street requirement because it was assumed that the project complied with most code requirements when it was accepted at the counter for the extension of time. Staff was basing the denial on the ongoing Council concerns and discussions regarding off-site alcohol sales which lean towards more regulation. The applicant was informed that the extension may be denied for those reasons before submitting, however, staff offered a refund for both applications if they chose to withdraw their application prior to the Commission hearing.

ATTACHMENT(S)

1. CUP17-00005 Staff Report
2. Site Plan from CUP17-00005
3. DRC denial letter

Attachment 1

DATE: June 8, 2016

TO: Planning Commission

FROM: Dave Reno, AICP, Principal Planner

BY: Ryan Leonard, AICP, Associate Planner

SUBJECT: Conditional Use Permit CUP17-00005 and Minor Exception ME17-00003; Applicant: Maida Holdings, LLC; APN: 0398-303-18

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution Nos. PC-2017-17 approving CUP17-00005 and PC-2017-18 approving Minor Exception ME17-00003.

BACKGROUND

Proposal: A Conditional Use Permit (CUP) to construct a 4,990 square foot convenience store that includes the sale of beer, wine and liquor for off-site consumption (type 21) and a Minor Exception (ME17-00003) to allow a reduction of three parking spaces (Attachment 1).

Location: On the north side of Danbury Avenue, approximately 170 feet west of Arrowhead Lake Road.

Current General Plan, Zoning and Land Uses: The site is within the Convenience Commercial (C1) designation. The surrounding land is designated as noted on Attachment 2. The site is currently vacant. An existing gas station and convenience store that includes the sale of beer, wine and liquor for off-site consumption is located immediately adjacent to the east of the site. The properties to the south and west are vacant. The properties to the north are improved with single family residences (Attachment 3).

ISSUES/ANALYSIS

The Convenience Commercial (C1) zoning designation requires approval of a CUP for the proposed sale of alcoholic beverages. The proposed CUP consists of the development of a new 4,990 square foot convenience store that includes the sale of beer, wine and liquor for off-site consumption (type 21)

With the exception of parking, the proposed development complies with all site development regulations, including the minimum building requirements, landscaping, and building setbacks. The parking ordinance requires a minimum of 5 spaces for every 1,000 square feet of floor area. As the project proposes a 4,990 square foot building, the parking ordinance requires a minimum of 25 spaces. As proposed, the project includes 22 parking spaces. Therefore a Minor Exception is required to allow for a reduction of 3 parking spaces.

Staff believes that a minor exception can be approved to allow for a reduction of 3 parking spaces. Specifically, staff analyzed the parking requirements for all existing type 20 or type 21 businesses in the City. The California Department of ABC maintains a database of all existing

licenses and reports that there are currently 69 off-sale licenses within the City. Of those 69 off-sale licenses, 1 license is no longer active, 2 licenses are located outside the City limits, 19 licenses are associated with a major chain store (i.e. Stater Bros), 16 licenses are located within a multi-tenant commercial shopping center, and 25 licenses are associated with a gas station. These businesses were not considered comparable to the proposed project for parking purposes as they are mostly located within multi-tenant shopping centers with the opportunity to share parking spaces. Of the 5 licenses that are considered comparable to the proposed project, 1 business was deficient in parking by 3 spaces, 3 businesses met current parking requirements, and the square footage for 1 business could not be determined, the results of which were not used as a part of the analysis.

In addition staff reviewed the parking requirements of the adjacent business. The existing gas station and convenience store is required to provide 20 parking spaces. However this site only provides 14 striped spaces and 2 fuel islands that provide an additional 4 spaces. Therefore the adjacent site is deficient by 2 parking spaces. Finally, it can be reasonably expected that the patrons who will frequent the site will stay for short durations and will not occupy the required parking spaces for extended periods of time resulting in parking demand reduction. If the Minor Exception is not approved by the Planning Commission than the applicant would be required to reduce the size of the proposed building to 4,400 square feet in order to meet the City's parking requirement.

The proposed development complies with all building setback requirements including a 20-foot building setback along the northern boundary of the property, since this boundary abuts a residential zone. Prior to development, a condition of approval requires a photometric study to be submitted, demonstrating that parking lot lighting will not exceed 0.5 foot-candles at the property lines. The project also provides a surplus of landscaping. The minimum required landscape coverage is 5% of the total site; the project provides 2,986 square feet (17.5%) of total landscape coverage.

The site design complies with the architectural guidelines in the City's Development Code. The exterior of the building includes variation in wall and roof planes and the use of a variety of exterior materials and colors. The building proposes a stucco finish on all sides with dark grey tile veneer accent walls on the frontage to create a main entry feature. Other architectural features include cornices and decorative lighting on the walls of the buildings (Attachment 5).

The applicant will file an application for a Type 21 (Off-Sale Beer, Wine and Liquor) license with the California Department of Alcoholic Beverage Control (ABC). ABC authorizes this census tract to have two off-sale licenses. As shown in Table 1 below, ABC only identifies one active off-sale alcoholic beverage license within Census Tract 100.22 (Attachment 6). Therefore, this area is not over concentrated and the City is not required to make a finding of public convenience and necessity.

Table 1: Existing On-Sale Licenses in Census Tract 100.22

Status	Business Name	Business Address	Type of License
Active	Hesperia Mesa Mart	18920 Danbury Ave	21-Beer, Wine and Liquor

Drainage: Any additional runoff created on-site will be detained in an approved storm drain storage system. A landscaped detention basin and an underground drainage system are proposed to store the necessary volume. Upon completion of the on-site drainage improvements,

the impact of the project upon properties downstream is not considered significant.

Water and Sewer: The development will be connected to an existing 8-inch water line along Danbury Avenue. The project is allowed to use an approved on-site septic waste system.

Traffic/Street Improvements: As part of developing the site, the developer is required to dedicate right-of-way and construct street improvements, including curb, gutter and sidewalk along Danbury Avenue. This will necessitate replacing an existing Victor Valley Transit Authority (VVTA) bus stop bench in front of the site. In addition the developer is required to construct alley improvements from Arrowhead Lake Road to the site.

Environmental: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. This exemption applies to developments on sites no larger than five acres, which are consistent with the General Plan and are substantially surrounded by urban uses. Prior to issuance of a grading permit, a pre-construction survey conducted by an approved biologist shall be performed to determine whether the site contains burrowing owls.

Comments Received: As of the writing of this staff report staff has received one petition in opposition to the project. The petition argues that the area is adequately served by existing liquor stores. The petition was signed by approximately 178 individuals (Attachment 9).

Conclusion: The project conforms to the policies of the City's General Plan and meets the standards of the Development Code with adoption of Minor Exception ME17-00003. Further, approval of the sale of beer, wine and liquor is appropriate, particularly to allow the convenience store to compete with surrounding businesses and to meet customer demand.

FISCAL IMPACT

None.

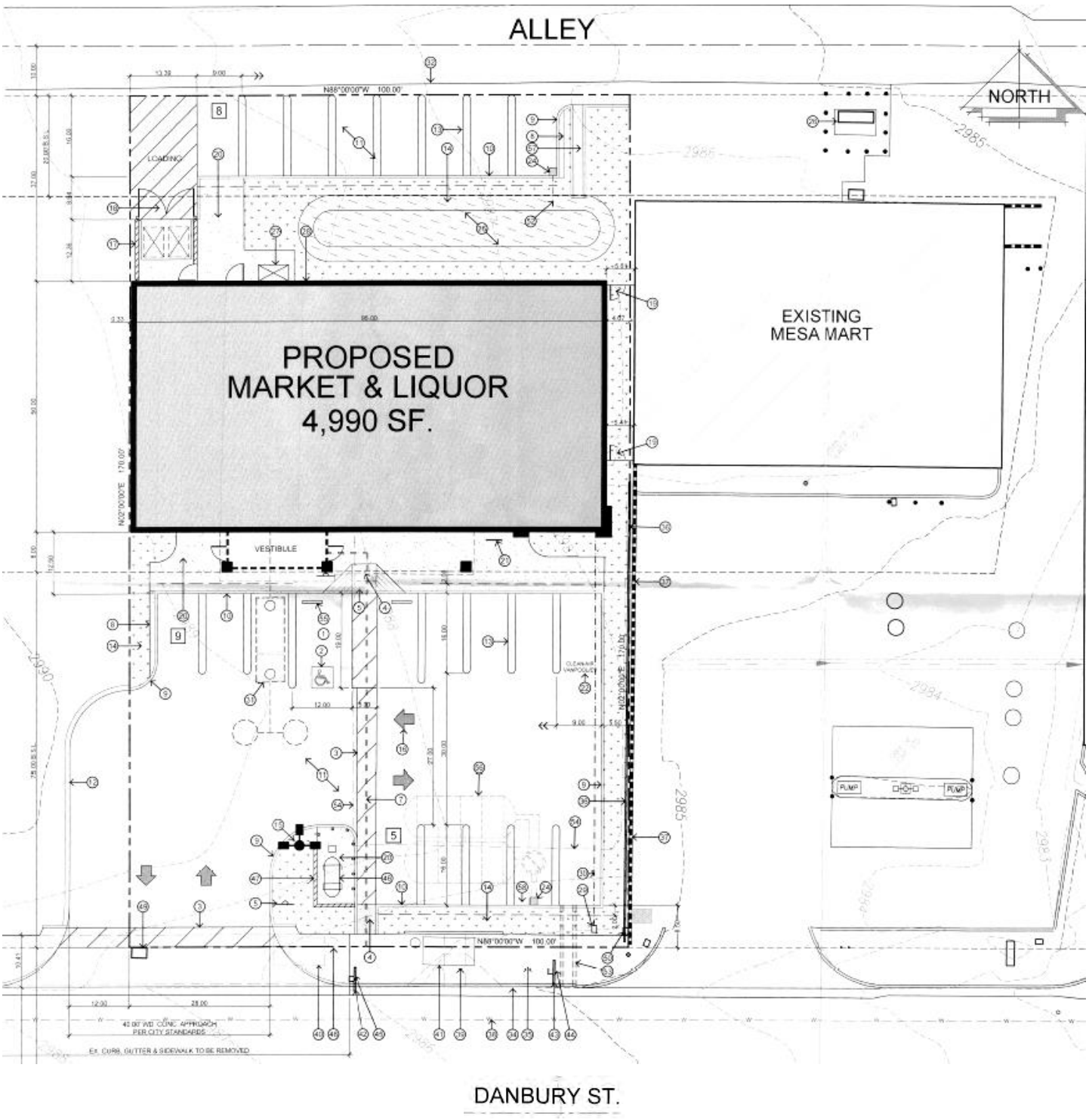
ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Site Plan
2. General Plan
3. Aerial photo
4. Floor plans
5. Color elevations
6. Census Tract Map
7. Resolution No. PC-2017-17, with list of conditions
8. Resolution No. PC-2017-18
9. Comments Received

ATTACHMENT 2



APPLICANT(S): MAIDA HOLDINGS LLC	**FILE NO(S):** CUP17-00005
LOCATION: NORTH SIDE OF DANBURY AVENUE, APPROXIMATELY 170 FEET WEST OF ARROWHEAD LAKE ROAD	**APN(S):** 0398-303-18
PROPOSAL: A CONDITIONAL USE PERMIT TO CONSTRUCT A 4,990 SQUARE FOOT CONVENIENCE STORE THAT INCLUDES THE SALE OF BEER, WINE AND LIQUOR FOR OFF-SITE CONSUMPTION (TYPE 21) AND A MINOR EXCEPTION TO ALLOW A REDUCTION OF THREE PARKING SPACES	**N** ↑

SITE PLAN

Attachment 3

June 3, 2020

Steeno Design Studio Inc.
11774 Hesperia Road Suite B1
Hesperia, CA 92345

RE: Conditional Use Permit Extension CUPE20-00001 (APN: 0398-303-18)

Dear Mr. Steeno:

Conditional Use Permit CUP17-00005 proposed the construction of a 4,990 square foot convenience store with the sale of beer, wine and liquor for off-site consumption. Since no plans have been submitted, an extension of time was filed to keep the entitlement alive. After reviewing the information pertaining to this application, your Conditional Use Permit Extension application has been denied by the Development Review Committee due to the following:.

- An existing liquor store exists on the property immediately to the east at 18920 Danbury Avenue, so there is no additional convenience provided to the public;
- The City Council has expressed concerns about the amount of alcohol outlets throughout the city and the potential impact they have on underage youth;
- Other than a developed property, another convenience store with alcohol provides no benefit in terms of new or additional sales tax revenue;

In accordance with Section 16.12.055, you may appeal this decision to the Planning Commission within 10 days. **Unless this decision is appealed to the Planning Commission by June 13, 2020, Conditional Use Permit Extension 20-00001 will stand denied.**

All appeals must be submitted on forms available at this office, along with the required fee.

If you have any questions, please contact me at (760) 947-1231.

Sincerely,

Chris Borchert
Principal Planner