

**INITIAL STUDY
 ENVIRONMENTAL CHECKLIST FORM**

1. **Project title:** Lakeview Village Apartments
2. **Lead agency name and address:** City of Victorville Planning Department, PO Box 5001, Victorville, California 92393-5001.
3. **Contact person and phone number:** Alex Jauregui, Senior Planner, (760) 955-5135
4. **Project location:** West of and abutting Ridgecrest Road between Chinquapin Drive and Landis Drive
5. **Project sponsor's name and address:** Village Lake East, LLC
 c/o Michael Asheghian
 MJM Investment Co., LLC
 12300 Wilshire Blvd #410
 Los Angeles, CA 90025
6. **General Plan designation:** High Density Residential (HDR)
7. **Zoning:** High Density Residential (R-3T)
8. **Description of project:** Village Lake East, LLC (Project Applicant) is requesting approval of a Site Plan for construction of an apartment complex with 18 buildings consisting of two-story and three-story structures with a total of 272 attached dwelling units ("Proposed Project"). The Project Site is approximately 22 acres and described as APN 3090-501-03. The proposed apartment complex will include the following:

Use	Number	Size (square-feet)	Dwelling Units Each
3-Story Apartment Building	11	22,913	17
3-Story Apartment Building	3	17,632	15
2-Story Apartment Building	4	15,093	10
Club House Building	1	4,312	
Pool Building	1	1,413	
Parking Spaces/Private Streets	546	204,732	
Common Open Space (incl. recreation, pool deck, interior sidewalks, building driveways & landscape)		321,891	

The above uses will total approximately 9.2 acres (402,316 sf) of building coverage; 5.4 acres (235,224 sf) of landscape, and private hard surface coverage of 6.6 acres (287,496 sf) which include the parking spaces and private streets.

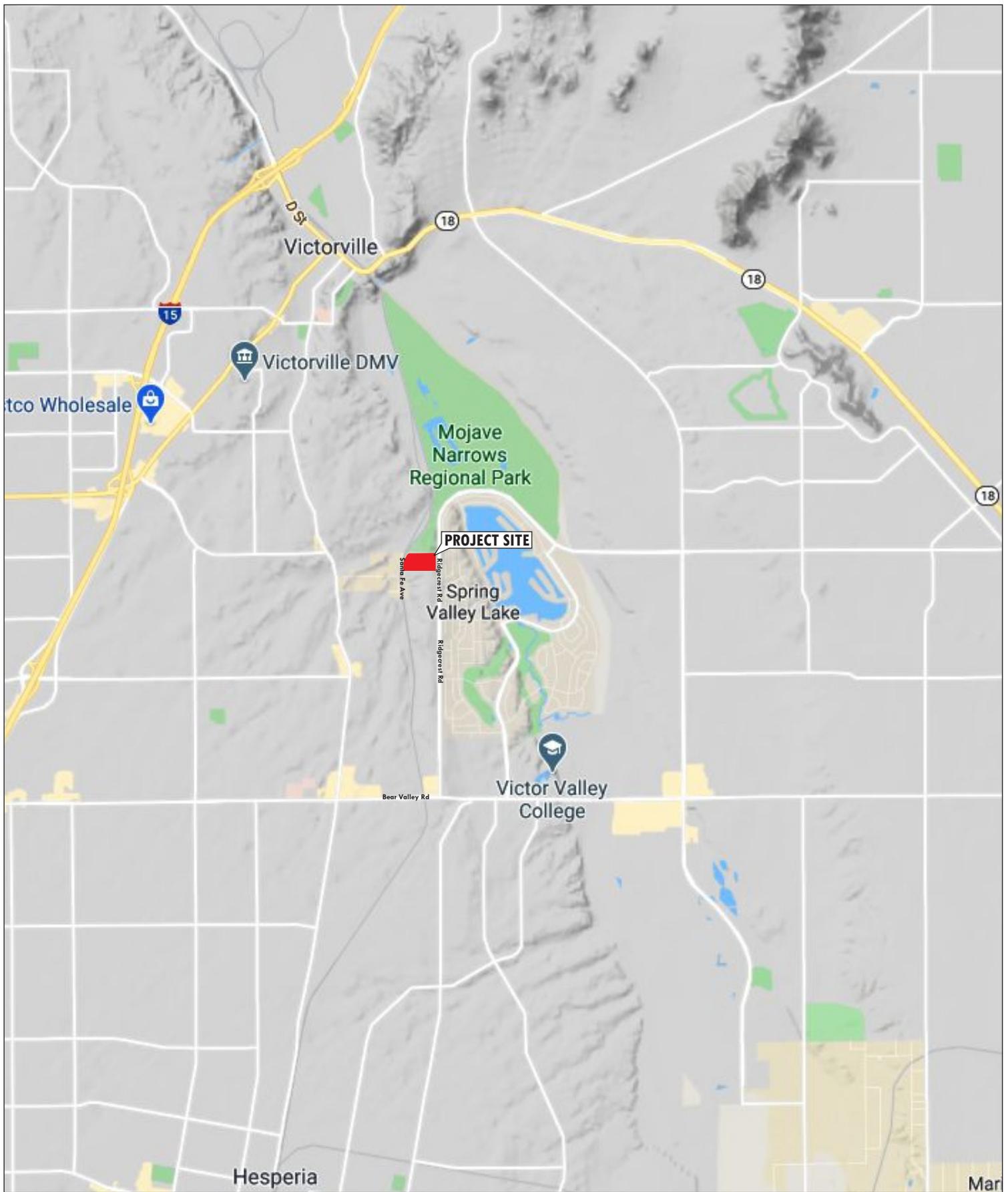
The Project Site is located in the southeast portion of the City of Victorville (see Figure 1, Regional Location). The Project Site is located on the west side of Ridgecrest Road between Chinquapin Drive and Landis Drive (see Figure 2, Project Vicinity). The approximately 57-foot wide driveway at Ridgecrest Road near the center of the proposed development will serve as the main access point for ingress and egress to the Proposed Project (see Figure 3, Site Plan). The approximately

26-foot wide southern driveway at Ridgecrest Road will serve as an exit-only point, and the approximately 26-foot wide northern driveway at Ridgecrest Road will serve as an emergency vehicle only access point. The Project Site is designated as High Density Residential (HDR) land use and zoned as High Density Residential (R-3T). Residential development in the HDR land use category allows for to multiple-family development characterized by apartments and condominiums (see Figure 4, Building Height).

9. **Surrounding land uses and setting:** The Project Site is within the City of Victorville. Figure LU-1 Land Use Map of the City of Victorville General Plan shows that the Project Site is within the HDR land use designation. The adjacent parcel to the north of the Project Site is vacant. The adjacent parcels to the south support single-family residential uses. The adjacent parcel to the east of Ridgecrest Road supports single-family residential uses. The adjacent use to the west of the Project Site is a railroad track. The following table lists the existing land uses and zoning district.

Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	Land Use Zoning District
Project Site	Vacant Land	Multi-Family Residential (R-3T)
North	Vacant Land	General Commercial (C-2)
South	Residential Developments	Planned Unit Development (PUD)
East	Residential Developments	Low Density Residential within the City's Sphere of Influence Area
West	Residential Developments	Light Industrial (M-1)

10. **Other public agency whose approval is required:** Recordation of a final map, issuance of a building permits and completion of structures to current building code is required by the City prior to establishment of any development on-site. In addition, approval by the California Department of Fish and Wildlife, California Regional Water Quality Control Board, Frontier Communication, Mojave Desert Air Quality Management District, Mojave Water Agency, General Construction Permit, Storm Water Pollution Prevention Plan (SWPPP), Southern California Edison, Southwest Gas, Victor Valley Wastewater Reclamation Authority, Victor Elementary School District, Victor Valley Union High School District, and National Pollutant Discharge Elimination System (NPDES).



REGIONAL LOCATION

Lakeview Village Apartments
Victorville, California

FIGURE 1

0 1
Miles

Source: Lilburn Corporation, March, 2020.

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PROJECT SITE

Santa Fe Ave

Ridgcrest Rd

Hudson Dr

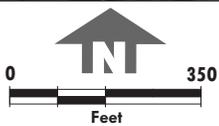
Landis Dr

Fisher St

Santa Fe Ave

Ridgcrest Rd

PROJECT VICINITY
Lakeview Village Apartments
Victorville, California



Source: Lilburn Corporation, March, 2020.



FIGURE 2



Right



Rear



Left



Front

VILLAGE LAKE
EAST CO, LLC

15 Plex
Conceptual Elevations

LAKEVIEW APARTMENTS

VICTORVILLE, CA

BUILDING HEIGHT

Lakeview Village Apartments
Victorville, California

FIGURE 4

ARCHITECTS • PLANNERS • DESIGNERS
WHA
ORANGE COUNTY, LOS ANGELES, SAN ANTONIO

CONCEPTUAL DESIGN
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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the incorporated mitigation measures and revisions in the project have been made by or agreed to by the project proponent. A 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 significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that the proposed project WILL NOT have a significant effect on the environment, because no new potentially significant effects have been identified beyond those previously analyzed adequately in an earlier EIR, pursuant to applicable standards, and no additional mitigation measures beyond those imposed as part of that previous EIR are necessary to be imposed upon the proposed project to reduce mitigable impacts to an insignificant level. Therefore, no additional environmental documentation is necessary.

Signature:  Date: 6/30/2021
ALEX JOURGEOUI, SENIOR PLANNER For: CITY OF VICTORVILLE

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources the 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 is 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 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) "Potentially Significant Impact" is noted if there is substantial evidence that an effect is 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 Than Significant Impact". The lead agency describes the mitigation measures, and briefly explains 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 referenced 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 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) The lead agency incorporates 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) 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.

ENVIRONMENTAL IMPACTS:

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

AESTHETICS

Explanations:

- a. **Less Than Significant** – The City of Victorville General Plan (General Plan) identifies the importance of conservation of local scenic resources such as natural and cultural resources and how they are necessary assets for the community. The Project Site is located on a north facing hillside along Ridgecrest Road between Chinquapin Drive and Landis Drive. The vista from the Project Site includes the Mojave Narrows Regional Park to the north, residential developments and Spring Valley Lake to the east, and rural residential and sparsely developed industrial lands to west. The proposed development of the two-story and three-story apartment complex would be comparable in height to the nearby one-story and two-story residences located to the south (see Figure 4, Building Height). The land use designation of the Proposed Project is High Density Residential and would be consistent with the General Plan. Additionally, the General Plan does not identify the Project Site and/or any scenic vistas in the vicinity of the Project Site. The development of the Proposed Project will have a less than significant impacts on scenic vistas. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.
- b. **Less Than Significant With Mitigation Incorporated** – As stated, the General Plan identifies the importance of conservation of local scenic resources such as natural and cultural resources and how they are necessary assets for the community. The Project Site does not contain any significant features such as rock outcroppings, and/or historic buildings that could potentially be damaged by development of the Project Site. According to the Victorville’s 2030 General Plan Environmental Impact report (General Plan EIR), there are no existing or proposed state scenic highways in the Planning Area. Potential Joshua tree removal is discussed in the Biological Resources section of this Initial Study. Therefore, no significant impacts are identified or anticipated, with the inclusion of the Joshua Tree mitigation measures outlined in the Biological Resources Discussion (see Section IV).
- c. **Less Than Significant** – The Project Site has been disturbed by extensive off-road vehicle use. The Project Site is located on a north facing hillside along Ridgecrest Road between Chinquapin

Drive and Landis Drive. The vista from the Project Site includes the Mojave Narrows Regional Park to the north, residential developments and Spring Valley Lake to the east, and rural residential and sparsely developed industrial lands to west. The Proposed Project will consist of an apartment complex which include 272 attached dwelling units within 18 two-story and three-story buildings on an approximately 22-acre site. The use would be compatible with surrounding development and therefore would not degrade the visual quality of the area. The proposed two-story and three-story apartment complex would be comparable in height to the nearby one and two-story residences located to the south and would not block or degrade any public views (see Figure 4, Building Height). The Proposed Project is designated as High Density Residential land use and is therefore consistent with the General Plan. The Proposed Project would not degrade the visual character or quality of the site or its surroundings and therefore, no significant impacts are anticipated, and no mitigation measures are required.

- d. **Less Than Significant** – The development of the apartment complex would not generate a significant amount of light and glare when compared to the surrounding area which includes existing lighting from urban development including streetlighting and residential lighting. The design and placement of light fixtures within the future new development would be reviewed for consistency with City standards and subject to City-approval. Standards require shielding, diffusing, and indirect lighting to avoid glare. Lighting would be selected and located to confine the area of illumination to on-site streets. Lighting would be consistent with adjacent residential development to the south, east and west. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

II. Agriculture and Forestry Resources.

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department 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 forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board

Would the proposal:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)),

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a)				X
b)				X
c)				X

Initial Study
Lakeview Village Apartments

timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

- d) Result in the loss of forest land or conversion of forest land to non-forest use?
- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion or forest land to non-forest use?

			X
			X

Explanations:

- a) **No Impact.** The Project Site has been disturbed by extensive off-road vehicle use. There are no agricultural operations occurring on-site or within the vicinity of the Project Site. The Department of Conservation’s California Important Farmland Finder shows that the Project Site occurs within Grazing Land (11/25/2019). However, the General Plan does not identify the Project Site or vicinity for agricultural uses. The Proposed Project would not convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance to non-agricultural use and no impact would occur as result of construction and operation of the Proposed Project. Therefore, no impacts are identified or anticipated and no mitigation measures are required.
- b) **No Impact.** According to the General Plan EIR, the 148-acre Kemper-Campbell Ranch site is the only property within the Planning Area within a Williamson Act contract. The Kemper-Campbell Ranch encompasses three parcels and is located approximately 1.75 miles north from the Project Site. The Project Site is not within or adjacent to a Williamson Act area. As discussed above, no land on or adjacent the Project Site is currently under agricultural production, nor are any parcels zoned for agricultural uses. Therefore, no impacts are identified or anticipated and no mitigation measures are required.
- c) **No Impact.** The Project Site has been disturbed by extensive off-road vehicle use. The Site is zoned as Multi-Family Residential. The General Plan does not identify parcels zoned for forest land or timber within the vicinity. Therefore, construction and operation of the Proposed Project would not conflict with the existing zoning or cause rezoning of forest land or timberland resources. Therefore, no impacts are identified or anticipated and no mitigation measures are required.
- d, e) **No Impact.** The Project Site does not support forest land nor does the Project Site support farmland. Implementation of the Proposed Project would not convert forest land to non-forest use or farmland to non-agricultural use. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

III. **AIR QUALITY.** *Would the proposal:*

- a) Conflict with or obstruct implementation of the applicable air quality plan?
- b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- c) Expose sensitive receptors to substantial pollutant concentrations?
- d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a)			X	
b)		X		
c)			X	
d)				X

AIR QUALITY

Explanations:

- a. **Less Than Significant Impact.** The Project Site is located in the Mojave Desert Air Basin (MDAB). The MDAB encompasses the desert portion of San Bernardino County. The Mojave Desert Air Quality Management District (MDAQMD) has jurisdiction over air quality issues and regulations within the City of Victorville that includes the project area. To assist local agencies in determining if a project's emissions could pose a significant threat to air quality, the MDAQMD has prepared the CEQA and Federal Conformity Guidelines, August 2016. The air and dust emissions from the construction and operational use of the Proposed Project were evaluated and compared to the MDAQMD air quality thresholds to determine significance.

Air quality is determined primarily by the types and amounts of contaminants emitted into the atmosphere, the size and topography of the local air basin and the pollutant-dispersing properties of local weather patterns. When airborne pollutants are produced in such a volume that they are not dispersed by local meteorological conditions, air quality problems result. Dispersion of pollutants in the MDAB is influenced by periodic temperature inversions, persistent meteorological conditions and the local topography. As pollutants become more concentrated in the atmosphere, photochemical reactions occur, producing ozone and other oxidants.

Air emissions from the Proposed Project are subject to federal, State and local rules and regulations implemented through provisions of the federal Clean Air Act, California Clean Air Act, and the rules and regulations of the California Air Resources Board (CARB) and MDAQMD. Air quality management districts with air basins not in attainment of the air quality standards are required to prepare an Air Quality Management Plan (AQMP). An AQMP establishes an area-specific program to control existing and proposed sources of air emissions so that the air quality standards may be attained by an applicable target date.

The federal Clean Air Act and California Clean Air Act were established in an effort to assure that acceptable levels of air quality are maintained. These levels are based upon health-related exposure limits and are referred to as National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS). The ambient air quality standards establish maximum allowable concentrations of specific pollutants in the atmosphere and characterize the amount of exposure deemed safe for the public. Areas that meet the standards are designated

attainment and if found to be in violation of primary standards are designated as nonattainment areas.

The United States Environmental Protection Agency (EPA) and the CARB have designated portions of the MDAQMD as nonattainment for a variety of pollutants, and some of those designations have an associated classification. Table 1 lists these designations and classifications. The MDAQMD has adopted attainment plans for a variety of nonattainment pollutants.

**Table 1
 State and Federal Air Quality
 Designations and Classifications**

Ambient Air Quality Standard	Status
Eight-hour Ozone (Federal 70 ppb (2015))	Expected Non-attainment; to be determined.
Ozone (State)	Non-attainment; classified Moderate
PM ₁₀ (24-hour Federal)	Non-attainment; classified Moderate (portion of MDAQMD in Riverside County is unclassifiable/attainment)
PM _{2.5} (Annual Federal)	Unclassified/attainment
PM _{2.5} (24-hour Federal)	Unclassified/attainment
PM _{2.5} (State)	Non-attainment (portion of MDAQMD outside of Western Mojave Desert Ozone Non-Attainment Area is unclassified/attainment)
PM ₁₀ (State)	Non-attainment
Carbon Monoxide (State and Federal)	Unclassifiable/Attainment
Nitrogen Dioxide (State and Federal)	Unclassifiable/Attainment
Sulfur Dioxide (State and Federal)	Attainment/unclassified
Lead (State and Federal)	Unclassifiable/Attainment
Particulate Sulfate (State)	Attainment
Hydrogen Sulfide (State)	Unclassified (Searles Valley Planning Area is non-attainment)
Visibility Reducing Particles (State)	Unclassified

Source: MDAQMD CEQA and Federal Conformity Guidelines, August 2016

The City designates the Project Site as High Density Residential (HDR) land use. Residential development in the HDR land use category corresponds to multiple family development characterized by apartments and condominiums. As such, the proposed 272 attached du within 18 two-story and three-story buildings (22 acres) would be consistent with the City’s General Plan. The AQMP accounts for buildout of General Plan areas with specific designated land uses. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- b) **Less Than Significant With Mitigation Incorporated.** The Proposed Project’s construction and operational emissions were screened using California Emissions Estimator Model (CalEEMod) version 2016.3.2 prepared by the SCAQMD. CalEEMod was used to estimate the on-site and off-site construction emissions. The emissions incorporate Rule 402 and 403 by default as required during construction. The criteria pollutants screened for include reactive organic gases (ROG), nitrous oxides (NOx), carbon monoxide (CO), sulfur dioxide (SO₂), and particulates (PM₁₀ and PM_{2.5}). Two of the analyzed pollutants, ROG and NOx, are ozone precursors. Both summer and winter season emission levels were estimated and results of the modeling are summarized below and are available at the City offices for review.

Construction Emissions

Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: site grading (mass and fine grading), building construction, paving, and architectural coating. Any proposed construction phasing was not accounted for in the modeling; phases were assumed to be concurrent, thereby representing the highest concentration.

The resulting emissions generated by construction of the Proposed Project are shown in Table 2 and Table 3, which represent summer and winter construction emissions respectively.

**Table 2
 Summer Construction Emissions Summary
 (Pounds per Day)**

Equipment	ROG	NO_x	CO	PM₁₀	PM_{2.5}
Site Preparation	4.0	41.0	21.7	10.3	6.4
Grading	4.3	46.5	31.5	6.0	3.5
Building Construction	2.9	20.7	23.6	2.8	1.4
Paving	2.0	11.2	15.0	0.7	0.6
Architectural Coating	131.3	1.4	2.9	0.4	0.2
Highest Value (lbs/day)	131.3	46.5	31.5	10.3	6.4
MDAQMD Threshold	137	137	548	82	65
Significant	No	No	No	No	No

Source: CalEEMod.2016.3.2 Summer Emissions.

**Table 3
 Winter Construction Emissions Summary
 (Pounds per Day)**

Equipment	ROG	NO_x	CO	PM₁₀	PM_{2.5}
Site Preparation	4.0	40.5	21.6	10.3	6.4
Grading	4.3	46.5	31.4	6.1	3.5
Building Construction	2.8	20.7	5.6	2.8	1.4
Paving	2.0	11.2	14.9	0.7	0.6
Architectural Coating	131.3	1.4	2.7	0.4	0.2
Highest Value (lbs/day)	131.3	46.5	31.4	10.3	6.4
MDAQMD Threshold	137	137	548	82	65
Significant	No	No	No	No	No

Source: CalEEMod.2016.3.2 Winter Emissions.

As shown Table 2 and Table 3, the anticipated construction emissions are less than the MDAQMD thresholds and would be considered less than significant. Table 2 and Table 3 also provide for a 65-day architectural coating period which is also recommended as Mitigation Measure AQ-2 (see below), which reduces impacts related to construction emissions. Furthermore, the Proposed Project shall comply with MDAQMD Rules 402 and 403, as listed below.

Compliance with MDAQMD Rules 402 and 403

Although the Proposed Project does not exceed MDAQMD thresholds, the Applicant is required to comply with applicable MDAQMD Rules 402 for nuisance and 403 for fugitive dust control as well as

exhaust emissions standards. Therefore, to ensure potential impacts are maintained at a less than significant level, the following mitigation measure shall be implemented:

Mitigation Measure AQ-1:

The Project Proponent shall ensure compliance with Mojave Desert Air Quality Management District (MDAQMD) Rules 402 & 403, including but not limited to the following measures:

- a. The Project Proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
- b. The Project Proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being used shall be watered to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.
- c. The Project Proponent shall ensure that disturbed areas are treated to prevent erosion.
- d. The Project Proponent shall ensure that ground disturbing activities are suspended when winds exceed 25 miles per hour.
- e. All equipment must be tuned and maintained to the manufacturer’s specification to maximize efficient burning of vehicle fuel.
- f. The operator shall comply with all existing and future CARB and MDAQMD Off-Road Diesel Vehicle Regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

Operational Emissions

Operational emissions are categorized as energy (generation and distribution of energy to the end use), area (operational use of the project), and mobile (vehicle trips). Operational emissions were estimated using the CalEEMod version 2016.3.2 defaults for Residential: Apartment “Low Rise” subcategories and are listed in Table 4 and Table 5, which represent summer and winter operational emissions, respectively.

**Table 4
 Summer Operational Emissions Summary
 (Pounds per Day)**

Source	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Area	8.8	0.3	22.4	0.0	0.1	0.1
Energy	0.1	1.1	0.5	0.0	0.1	0.1
Mobile	4.3	27.2	41.5	0.2	12.2	3.3
Totals (lbs/day)	13.2	28.6	64.4	0.2	12.4	3.4
MDAQMD Threshold	137	137	548	137	82	65
Significance	No	No	No	No	No	No

Source: CalEEMod.2016.3.2 Summer Emissions.

**Table 5
 Winter Operational Emissions Summary
 (Pounds per Day)**

Source	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Area	8.8	0.2	22.4	0.0	0.1	0.1
Energy	0.1	1.0	0.5	0.0	0.1	0.1
Mobile	3.6	27.0	36.0	0.2	12.2	3.3
Totals (lbs/day)	12.5	28.1	58.9	0.2	12.4	3.4
MDAQMD Threshold	137	137	548	137	82	65
Significance	No	No	No	No	No	No

Source: CalEEMod.2016.3.2 Winter Emissions.

As shown, both summer and winter season operational emissions are below MDAQMD thresholds. Therefore, the Proposed Project is not anticipated to violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation. However, to ensure potential impacts related to construction emissions are reduced to a less than significant level, the following mitigation measure shall be implemented:

Mitigation Measure AQ-2:

The Project Proponent shall ensure a minimum duration of 65 days for architectural coating, unless otherwise deemed unnecessary by the MDAQMD in writing prior to the issuance of a building permit.

c) **Less Than Significant Impact.** The MDAQMD CEQA and Federal Conformity Guidelines (August 2016) describes sensitive receptors as being residences, schools, daycare centers, playgrounds and medical facilities. The following project types proposed for sites within the specified distance to an existing or planned (zoned) sensitive receptor land use must be evaluated using MDAQMD significance thresholds:

- Any industrial project within 1000 feet;
- A distribution center (40 or more trucks per day) within 1000 feet;
- A major transportation project (50,000) or more vehicles per day) within 1000 feet;
- A dry cleaner using perchloroethylene within 500 feet;
- A gasoline dispensing facility within 300 feet.

As such, the Proposed Project does not meet the criteria for a project type which is subject to sensitive receptor significance threshold evaluation. The Proposed Project includes residential development. Furthermore, the modeling results shown previously indicate that development of the Proposed Project is not anticipated to exceed MDAQMD emissions thresholds. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

d) **No Impact.** The Proposed Project is residential which is a land use typically not associated with the emissions of objectionable odors. Potential odor sources associated with the Proposed Project may result from construction equipment exhaust; however, standard construction requirements would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity. The Proposed Project would also be required to comply with MDAQMD Rule 402 to prevent occurrences of public nuisances.

Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

IV. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to:*

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		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 Wildlife or U.S. Fish and Wildlife Service?		X		
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				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?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			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?				X

Explanations:

- a) **Less Than Significant with Mitigation Incorporated.** A General Biological Assessment dated October 11, 2019 was completed by RCA Associates, Inc. (RCA Associates). As part of the biological assessment, RCA Associates conducted a background data search for information on plant and wildlife species known occurrences within the vicinity of the project. The data review included biological text on general and specific biological resources, and resources considered to be sensitive by various wildlife agencies, local government agencies and interest groups. A field survey of the Project Site was conducted on October 9, 2019. The field survey included an evaluation of the surrounding habitats and a focused habitat assessment for species identified in the background data search.

The Project Site has been disturbed by human activities, which include several foot paths and dirt roads that bisect the site. The Project Site predominately consist of perennial creosote bush community (*Larrea tridentate*). Additional plants include ephedra (*Ephedra nevadensis*), Anderson’s thornbush (*Lycium andersonii*), buckwheat (*Eriogonum fasciculatum*), saltbush (*Atriplex sp.*), Joshua trees (*Yucca brevifolia*) and pencil cholla (*Opuntia sp.*), Russian thistle (*salsola tragus*) were also observed throughout the site and in adjacent areas. Brome grasses (*Bromus*

sp.), erodium (*Erodium cicutarium*), wild oats (*Avena fatua*), mustard (*Descuriana Pinnata*), rice grass (*Oryzopsis hymenoides*) and schismus (*Schismus barbatus*) were also located on the Project Site.

Several wildlife species were observed during the field investigations. The most abundant were birds. The birds observed included ravens (*Corvus corax*), mourning dove (*Zenaida macroura*), and red-tailed hawks (*Buteo jaicensis*). House finch (*Carpodacus mexicanus*), Costa's hunningbird (*Calypte costae*), horned lark (*Eremophila alpestris*), European starling (*Sturnus vulgaris*), savannah sparrow (*Passerculus sandwichensis*), American robin (*Turdus migratorius*), and sage sparrow (*Amphispiza belli*) were also seen.

Mammals observed included California ground squirrels (*Spermophilus beechyi*), Desert cottontails (*Sylvilagus auduboni*), and jackrabbits (*Lepus californicus*). Numerous small burrows were observed which might be utilized by antelope ground squirrels (*Ammospermophilus leucurus*) and Merriam's kangaroo rats (*Dipodomys merriamii*) which are known to occur in the area and have a wide-spread distribution.

The Side-blotched lizard (*Uta stansburiana*) was the only reptile observed during the survey. However, RCA Associates suggest that desert spiny lizard (*Sceloporus magister*) and western whiptail lizard (*Cnemidophorus tigris*) may also inhabit the Project Site.

RCA Associates identified several special status wildlife species that have been documented in the region. The special status wildlife species include the Desert tortoise (*Gopherus agassizii*), Mohave ground squirrel (*Xerospermophilus mohavensis*), Swainson's hawk (*Buteo swainsoni*), Burrowing owl (*Athene cunicularia*), and Le Conte's Thrasher (*Toxostoma lecontei*). None of these species were observed during the site survey and were determined to have low probabilities of occurring on the Project Site. However, the biologist recommended a pre pre-construction survey for burrowing owls be conducted. Therefore, Mitigation Measures BIO-1 through BIO-3 is recommended to reduce potential impacts to a less than significant level.

Mitigation Measure BIO-1

Prior to the issuance of a grading permit, a preconstruction burrowing owl clearance survey shall be completed by a qualified biologist within 30 days prior to ground disturbance to avoid direct take of burrowing owls. Once complete, a written report summarizing the results of the clearance survey shall be prepared and submitted to the City of Victorville and CDFW for review and concurrence. • If no burrowing owls are detected, construction may proceed. If construction is delayed or suspended for more than 30 days during the breeding season (March 1 to August 31), the project site or work area shall be resurveyed. • If burrowing owls are detected on the project site during the breeding season (March 1 to August 31), a 500-foot "no work" buffer shall be established around the active burrow and all work within the buffer shall be halted until the qualified biologist has determined through non-intrusive methods that the nesting effort is complete (i.e., all young have fledged). Once the nesting effort is complete or if a burrowing owl burrow is detected on-site during the nonbreeding season (September 1 to February 28), passive and/or active relocation of burrowing owls may be implemented by a qualified biologist following consultation and approval from the City of Victorville and CDFW. The preconstruction burrowing owl surveys, passive or active relocation, and reporting shall follow the Staff Report on Burrowing Owl Mitigation (CDFG 2012).

Mitigation Measure BIO-2

A biological monitor shall be present during all ground disturbance activities and will oversee all project-related staging, storage areas, laydown sites, equipment storage, installation of exclusionary fencing, and any other surface disturbing activities. The biological monitor will also ensure compliance measures are followed which will be provided in resource agency permits with special focus on vegetation removal and disturbance and monitoring within ecologically sensitive areas (e.g., Joshua tree).

Mitigation Measure BIO-3

Pursuant to the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code, removal of any trees, shrubs, or any other potential nesting habitat shall be conducted outside the avian nesting season. The nesting season generally extends from February 1 through August 31 but can vary slightly from year to year based on seasonal weather conditions. If ground disturbance and vegetation removal cannot occur outside of the nesting season, a preconstruction clearance survey for burrowing owls and nesting birds shall be conducted within 7 days of the start of any ground-disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey shall document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the preconstruction clearance survey, construction activities shall stay outside of a 300-foot buffer around the active nest. For raptors and special status species, this buffer will be expanded to 500 feet. A biological monitor shall be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once it is determined by a qualified biologist that the young have fledged, or the nest otherwise becomes inactive under natural conditions, normal construction activities can occur. A qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance.

- b) **Less Than Significant with Mitigation Incorporated** In 2020, the California Department of Fish and Wildlife temporarily listed the western Joshua tree as an endangered species for one year until a final decision is made in 2021. RCA identified 24 Joshua trees on the Project Site. Based on the evaluation and analysis of each tree it was determined that 8 of the 24 Joshua trees (33.3%) are suitable for transplanting. The determination was based on: (1) trees which were one foot or greater in height and less than twelve feet tall (approximate); (2) in good health; (3), two branches or less; (4) density of trees (i.e., no clonal trees); no exposed roots; and (6) trees that are not leaning over excessively.

Because the western Joshua tree is a candidate species in the initial stages of consideration for listing as threatened or endangered under CESA, an application for an ITP will be submitted to the CDFW. An ITP establishes a performance standard requiring that the impacts be “minimized and fully mitigated” with “measures that are roughly proportional in extent to the impact of the authorized taking on the species.”¹ Therefore, additional mitigation measures, such as the purchase of credits from a conservation or mitigation bank or entry into a conservation easement, will be determined in consultation with CDFW to meet ITP requirements. Because the western Joshua tree was designated as a candidate species in October 2020 and is still subject to a status review by the CDFW, it is impractical to determine the specific details of mitigation, beyond

¹ Fish & G. Code § 2081(b); Cal. Code Regs., tit. 14, §§ 783.2-783.8

compliance with the ITP. In addition to an ITP, the following mitigation measure shall be implemented:

Mitigation Measure BIO-4:

Joshua trees shall be protected to comply with the Victorville City Development Code through transplantation, stockpiling and implementation of protective measures as recommended in the Protected Plant Preservation Plan, February 2021. Additionally, prior to the implementation of the recommended measures outlined in the Protected Plant Preservation Plan, an ITP shall be obtained from the California Department of Fish and Wildlife (CDFW) for any Joshua Tree on-site removed from its current position as deemed applicable by the CDFW.

- c) **No Impact.** According to the General Biological Assessment, no riparian vegetation (e.g. cottonwoods, willows, etc.) exist on the Project Site or in the adjacent habitats and no drainage channels, wetlands, or vernal pools were observed on the Project Site during the surveys. The Project Site is not identified in local plans, policies, and regulations of the CDFW or USFWS. Development of the Project Site as proposed would not result in impacts to riparian vegetation or to a sensitive natural community because these resources do not occur on the Project Site or within the area of project impacts. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- d) **No Impact.** The General Biological Assessment states that there were no distinct wildlife corridors identified on the Project Site or in the immediate area. Additionally, the Project Site is not within an area that includes sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.). The Proposed Project is not anticipated to 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 since the site does not include disturbances to any sensitive areas. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- e) **Less Than Significant.** A Protected Plant Preservation Plan dated February 23, 2021 was completed for the Proposed Project by RCA. The City of Victorville’s Municipal Code Chapter 13.33 requires preservation of Joshua trees given their importance in the desert community. A qualified City-approved biologist or arborist should be retained to conduct any future relocation/transplanting activities and should follow the protocol of the County’s Municipal Code Chapter 88.01, as required by mitigation measure BIO-4.

The City’s approval of, and the Applicant’s implementation of recommendations included in the 2021 Protected Plant Preservation (PPP) Plan will ensure the Proposed Project meets the requirements of Chapter 13.33 Victorville Municipal Code: “Preservation and Removal of Joshua Trees. Additionally, a CDFW Incidental Take Permit (ITP) will be required (refer to Mitigation Measure BIO-4). With approval of the PPP Plan the Proposed Project will be consistent with local policies and ordinances protecting biological resources and impacts will be less than significant.

- f) **No Impact.** The General Plan does not identify the Project Site, nor the vicinity to be within a Habitat Conservation Plan Area. The proposed Project will not conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional or state plans as there are no adopted HCPs or NCCPs in the Project area or local region. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

V. CULTURAL RESOURCES. *Would the proposal:*

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- c) Disturb any human remains, including those interred outside of formal cemeteries?

<i>Potentially Significant Impact</i>	<i>Less Than Significant w/Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
	X		
	X		
	X		

CULTURAL RESOURCES

Explanations:

- a,b) **Less Than Significant With Mitigation Incorporated.** BCR Consulting LLC. (BCR Consulting) prepared a Cultural Resources Assessment for the Proposed Project dated November 20, 2019. An archaeological records check was completed at the California State University, Fullerton, South Central Coastal Information Center (CSUF-SCCIC) and identified 14 cultural resources investigations have taken place resulting in the recording of nine cultural resources within a one-mile radius of the Project Site. However, none of the cultural resource recordings are within the current Project Site.

BRC Consulting did not discover any cultural resources within the Project Site boundaries. Based on these results, no significant impacts related to archeological or historical resources are anticipated and no further investigations or monitoring are recommended for any Proposed Project activities. Although BRC Consulting did not indicate the Project Site as sensitive for cultural resources, significant impacts could occur during site earthmoving activities, and the following mitigation measures are recommended to reduce impacts to a level of less than significant:

Mitigation Measure CR-1:

In the event that the Contractor encounters buried cultural materials, work in the immediate vicinity of the find shall cease and a qualified archaeologist shall be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find will be developed subject to review and approval by the City Zoning Administrator or their designee.

- c) **Less than Significant Impact.** As stated above, BRC Consulting did not discover any cultural resources within the Project Site boundaries. Based on these results, no significant impacts related to archeological or historical resources are anticipated and no further investigations or monitoring are recommended for any Proposed Project activities. There is no evidence that human remains will be identified within the project area, but the presence cannot be completely ruled out. Construction activities, particularly grading, could potentially disturb human remains interred outside of a formal cemetery. Thus, the potential exists that human remains may be unearthed during grading and excavation activities associated with project construction. Therefore, possible significant adverse impacts have been identified or anticipated and the following mitigation

measure is required as a condition of project approval to reduce these impacts to a level of less than significant:

Mitigation Measure CR-2:

If human remains are encountered during the undertaking, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of the origin and disposition of remains pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

VI. ENERGY. Would the project:

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a)			X	
b)			X	

ENERGY

Explanations:

Building Energy Conservation Standards

The California Energy Conservation and Development Commission (California Energy Commission) adopted Title 24, Part 6, of the California Code of Regulations; energy Conservation Standards for new residential and nonresidential buildings in June 1977 and standards are updated every three years. Title 24 ensures building designs conserve energy. The requirements allow for the opportunities to incorporate updates of new energy efficiency technologies and methods into new developments. In June 2015, the California Energy Commission (CEC) updated the 2016 Building Energy Efficiency Standards. Under the 2016 Standards, residential buildings are approximately 28 percent more energy efficient than the previous 2013 Energy Efficiency Standards. The 2016 Standards improved upon the previous 2013 Standards for new construction of and additions and alterations to residential and nonresidential buildings. The CEC updated the 2019 Building Energy Efficiency Standards in May 2018. The 2019 Title 24 standards state that residential buildings are anticipated to be approximately 7 percent more energy efficient. When the required rooftop solar is factored in for low-rise residential construction, residential buildings that meet the 2019 Title 24 standards would use approximately 53 percent less energy than residential units built to meet the 2016 standards. Additionally, the 2022 Building Energy Efficiency Standards will improve upon the 2019 Energy Standards for new construction of, and additions and alterations to residential buildings.

Senate Bill 350

Senate Bill (SB) 350 (de Leon) was signed into law in October 2015. SB 350 establishes new clean energy, clean air and greenhouse gas reduction goals for 2030. SB 350 also establishes tiered increases to the Renewable Portfolio Standard: 40 percent by 2024, 45 percent by 2027, and 50 percent by 2030.

Senate Bill 100

Senate Bill 100 (SB 100) was signed into law September 2018 and increased the required Renewable Portfolio Standards. SB 100 requires the total kilowatt-hours of energy sold by electricity retailers to their end-use customers must consist of at least 50 percent renewable resources by 2026, 60 percent renewable resources by 2030, and 100 percent renewable resources by 2045. SB 100 also includes a State policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all State agencies by December 31, 2045. Under the bill, the State cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

a) Less than Significant Impact.

Electricity

Southern California Edison (SCE) provides electricity to the Proposed Project Site. Currently, the existing Project Site is vacant and does not use electricity. Therefore, development of the Proposed Project would cause a permanent increase in demand for electricity when compared to existing conditions. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities. According to the California Energy Commission: Electricity Consumption by Planning Area, SCE residential use consumed 32479.8 GWh in the year 2019 (accessed 4/22/2021). The CalEEMod model projected that the Proposed apartment complex would consume 1.3 GWh annually. The increase in electricity demand from the project would represent a 0.004 percent of the overall SCE residential consumption. Therefore, projected electrical demand would not significantly impact SCE's level of service.

The Proposed Project has been designed to comply with the 2019 Building Energy Efficiency Standards. The City would review and verify that the Proposed Project plans would be in compliance with the most current version of the Building and Energy Efficiency Standards. The Proposed Project would also be required to adhere to CALGreen, which establishes planning and design standards for sustainable developments, and energy efficiency. Adherence to these requirements would result in the Proposed Project being efficient in terms of energy consumption. The development of the Proposed Project is not anticipated to affect achievement of the 60 percent Renewable Portfolio Standard established in in the current SB 100 (refer to description above). SCE and other electricity retailer's SB 100 goals include that end-user electricity use such as residential and commercial developments use would decrease from current emission estimates. The Proposed Project would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation and no mitigation measures are recommended.

Natural Gas

The Proposed Project and surrounding area are serviced by Southwest Gas Company. The Project Site is currently vacant and has no demand on natural gas. Therefore, the development of the

Proposed Project will create a permanent increase demand of natural gas. According to the California Energy Commission: Gas Consumption by County, San Bernardino, residential use consumed 275,034,031 Therms in the year 2019 within the southern California region (accessed 4/22/2021). The CalEEMod model projected that the Proposed apartment complex would consume 42,362.6 Therms annually. The increase natural gas demand from the project would represent a 0.00154 percent of the southern California Southwest Gas residential consumption. Therefore, the natural gas demand from the Proposed Project would represent an insignificant percentage of the overall demand in Southwest Gas Company’ service area. Title 24 is a collection of energy standards that address the energy efficiency of new (and altered) homes; the 2022 Building Energy Efficiency Standards will improve upon the 2019 Energy Standards for new construction of, and additions and alterations to, residential and nonresidential buildings. The Proposed Project would be built in accordance with the 2022 energy standards of Title 24; therefore, no significant impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation are anticipated and no mitigation measures are recommended. The Proposed Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Impacts are less than significant, and no mitigation is recommended.

- b) **No Impact.** The Proposed Project is designed to adhere to Victorville’s Climate Action Plan and Resource Element: Energy Conservation of the City General Plan to support decrease energy consumption and GHG emissions to become a more sustainable community and to meet the goals of AB 32. The Proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted to reduce GHG emissions, AB 32, and SB 32; therefore, the Project is consistent with AB 32, which aims to decrease emissions statewide to 1990 levels by to 2020. The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

VII. GEOLOGY AND SOILS. *Would the project:*

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:
 - i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - ii) Strong seismic ground shaking?
 - iii) Seismic-related ground failure, including liquefaction?
 - iv) Landslides?
- b) Result in substantial soil erosion or the loss of topsoil?
- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
			X	
			X	
				X
			X	
	X			
				X

Initial Study
Lakeview Village Apartments

- d) Be located on expansive soil, as defined on Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?
- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- f) Directly or indirectly destroy a unique paleontological resources or site unique geological feature?

	X		
			X
	X		

Explanations:

- a) Leighton and Associates, Inc. completed a Preliminary Geotechnical Investigation for the Proposed Project on June 18, 2008; the report was updated June 8, 2021. Information below is from both reports.
 - i. **Less Than Significant** – The Project Site is located in seismically active southern California with numerous fault systems in the region. According to the Geotechnical Investigation, there are no active or potentially active faults have been previously mapped across the Project Site and is not located within a current Alquist Earthquake Fault Zone. Additionally, the General Plan states that there are no known or suspected fault traces located within the Victorville Planning Area. According to Figure S-1. Regional Seismic Hazards Map of the General Plan, the nearest fault is the North Frontal fault zone of the San Bernardino Mountains which is located approximately five and one-half miles southeast of the Planning Area along the base of the Ord Mountains. No significant impacts are identified or anticipated, and no mitigation measures are required.
 - ii. **Less Than Significant** – As stated, the Project Site is located in seismically active southern California with numerous fault systems in the region. According to the Geotechnical Investigation, there are no active or potentially active faults have been previously mapped across the Project Site and is not located within a current Alquist Earthquake Fault Zone. However, to ensure impacts are less than significant the Proposed Project shall be in compliance with the Victorville Municipal Building Development Codes and the latest adopted version of the California Building Code. The Proposed Project would be adequately reinforced for potential earthquakes. Less than significant impacts are identified or anticipated, and no mitigation measures are required.
 - iii. **No Impact** – According to the General Plan, the Project Site is not located within an area susceptible to liquefaction as the potential for liquefaction hazards are limited to the Mojave River floodplain and its tributary stream crossings where groundwater is shallow and loose sandy soils occur. The Mojave River is located approximately one mile north of the Project Site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
 - iv. **Less Than Significant** – The General Plan identifies natural hazards, which include seismically induced surface rupture, ground shaking, ground failure, and liquefaction, along with slope instability leading to mudslides and landslides, subsidence, flooding, and wildland fires. Development on hillside areas when steep slopes are present can increase rates of erosion and exacerbate landslide hazards which may threaten structures. According to Figure S-3: Slope Hazards of the Victorville General Plan, Project Site is within ‘Moderate’ to ‘Steep’ slope for slope hazards. Moderate slope is gradient of 10 to 15%. Terrain generally will support residential and agricultural land use, though caution must be used to prevent serious

erosion. Steep slope is gradients above 15%. If plant cover is removed, the slope is highly susceptible to erosion or gully formation. If the gradient is 50% or more, construction activities could cause widespread slope failure. Although the Project Site is located within a "Moderate to Steep" hazards area, development of the Proposed Project will include a net earthwork of 378,540 cubic-feet (CY) cut and 285,311 CY fill. In total 92,229 CY is anticipated to be exported. According to Site Plan, no structures are proposed to be built on sloped areas and all graded slope shall be developed to a 2:1 ratio within Project Site. With adherence to the latest adopted version of the California Building Code and Victorville Municipal Code: 16-3.18 "slope protection combining district", less than significant impacts are identified or anticipated, and no mitigation measures are required.

- b) **Less Than Significant with Mitigation Incorporated.** According to the Preliminary Geotechnical Investigation, the Project Site is located in an area mapped as underlain by alluvial soil consisting of sand, silty sand and sandy silt. Gravel and sandy clay were also encounter at the Project Site. The Geotechnical Report states that the native alluvial and proposed overlying artificial fill soils were tested for slope stability and were expected to be grossly stable. However, these slopes were susceptible to surficial erosion. To ensure less than significant impacts occur, the Proposed Project shall adhere to the 2019 California Building Code and Mitigation Measure GEO-1 below;

Mitigation Measure GEO-1:

Before development of the Proposed Project, planned retaining walls adjacent to slopes shall be subject to City review and approval.

- c) **No Impact.** According to the Preliminary Geotechnical Investigation, the Project Site is located in an area with middle to early Pleistocene Alluvial Fan Deposits that eroded from the surrounding mountains.

Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. As state, Figure S-3: Slope Hazards of the General Plan shows that the Project Site is within 'Moderate' to "Steep' slope for slope hazards. Moderate slope is gradient of 10 to 15%. Terrain generally will support residential and agricultural land use, though caution must be used to prevent serious erosion. Steep slope is gradients above 15%. If plant cover is removed, the slope is highly susceptible to erosion or gully formation. If the gradient is 50% or more, construction activities could cause widespread slope failure. Although the Project Site is located within a "Moderate to Steep" hazards area, development of the Proposed Project will include a net earthwork of 378,540 CY cut and 285,311 CY fill. In total, 92,229 CY is anticipated to be exported. Cut and fill of substrate from Project Site would level the site to grade. According to Site Plan, no structures are proposed to be built on sloped areas and all graded slope shall be at a 2:1 ratio within Project Site. With adherence to the latest adopted version of the California Building Code and Victorville Municipal Code: 16-3.18 "slope protection combining district", less than significant impacts are identified or anticipated, and no mitigation measures are required.

Seismically induced lateral spreading involves primary lateral movement of earth materials over underlying materials which are liquefied due to ground shaking. Leighton and Associates' Infiltration test results conclude that the Project Site groundwater level greater than 101.5 feet below the existing ground surface. According to the General Plan, the Project Site is not located within an area susceptible to liquefaction as the potential for liquefaction hazards are limited to the Mojave River floodplain and its tributary stream crossings where groundwater is shallow and loose sandy soils occur. The Mojave River is located approximately one mile north of the Project Site. Given the Project Site's distance to liquefaction impact area, seismically induced lateral spreading is not anticipated to occur.

According to the General Plan EIR, subsidence from groundwater withdrawal in the Planning Area is considered unlikely. Pumping of area water wells is not expected to affect the aquifer sufficiently to cause subsidence in the area. The Victor Valley Wastewater Reclamation Authority's (VWVRA) three treatment plants and the City of Adelanto both recharge water into the local aquifer. Based on the information provided by RWQCB staff, subsidence due to groundwater withdrawal in the Planning Area is considered unlikely. Compliance with the CBC and review of grading plans for individual projects by the City Staff would ensure no significant impacts would occur.

Given the characteristics of the geologic unit which the Project Site is located on, compliance with the 2019 California Building Code, and review/approval of the proposed grading plan by the Victorville City Engineer shall ensure that significant impacts related to landslide, lateral spreading, subsidence, and liquefaction do not occur. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required. Any project within the area of Southern California shall meet the latest 2019 California Building Code standards to minimize the potential impact caused by an earthquake. Therefore, the potential for instability occurring at this Project Site is less than significant with proper construction methods and development standards as defined in the City's Municipal Code and the 2019 California Building Code regulations. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

- d) **Less Than Significant Impact with Mitigation Incorporated.** Expansive (or shrink-swell) soil behavior is attributable to the water-holding capacity of clay minerals and can adversely affect the structural integrity of facilities including underground pipelines. According to the Preliminary Geotechnical Investigation, a sample of the subsurface soil was tested for expansive potential and test results indicate an expansion index 0, which is a very low expansion potential. However, to ensure less than significant impacts occur, the Proposed Project shall adhere to 2019 California Building Code and mitigation measure below:

Mitigation Measure GEO-2:

After rough grading of the Project Site, the soil will be required to be tested for expansive potential subject to review by the City Building Official and City Engineer or their designee.

- e) **No Impact.** The Proposed Project will connect to the existing sewer system (15 foot sewer line) located 200 feet east of the Project Site along the west side of the BNSF Railroad Tracks. The use of septic tanks would not occur on Project Site. No septic tanks or alternative wastewater disposal systems would be installed at the Project Site. No impacts are identified or are anticipated, and no mitigation measures are required.
- f) **Less Than Significant Impact with Mitigation Incorporated.** BCR Consulting's November 2019 report includes a letter from Western Science Center documenting the results of a paleontological resources records search conducted for the Green Tree Boulevard Extension Project. The letter states that the geologic units underlying the project area are mapped entirely as old alluvial deposits dating from the Pleistocene epoch. Pleistocene alluvial units are considered to be of high paleontological value, and while the Western Science Center does not have localities within the project area or within a 1-mile radius, there are numerous localities across southern California found in similarly mapped sediments. Pleistocene alluvial units are known to contain extinct megafauna remains including those associated with mastodon (*Mammuthus columbi*), mammoth (*Mammuthus columbi*), saber-tooth cat (*Smilodon fatalis*), ancient horse (*Equus sp.*), camel (*Camelops hesternus*), and many more. Given the Proposed Project's close proximity to the aforementioned project located less than 500 feet from the Project Site, fossil specimen recovered from the Project Site would be

considered scientifically significant. Monitoring of these excavations is recommended and sampling of the back dirt may yield additional evidence of small fragments or specimens. Therefore, to ensure potential impacts to paleontological resources are reduced to a less than significant level, the following mitigation measure shall be implemented:

Mitigation Measure GEO-3:

Excavation activity associated with the development of the project area may impact identified paleontologically sensitive Pleistocene alluvial units. The project would therefore be subject to a paleontological monitoring program should excavations impact older Quaternary alluvium. A qualified paleontologist should be on-site for initial excavations to determine the need for a monitoring program.

VIII. Greenhouse Gas Emissions. Would the proposal:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant effect on the environment?
- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a)			X	
b)			X	

Explanations:

- a) **Less Than Significant Impact.** According to CEQA Guidelines section 15064.4, when making a determination of the significance of greenhouse gas emissions, the “lead agency shall have discretion to determine, in the context of a particular project, whether to (1) use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use.” Moreover, CEQA Guidelines section 15064.7(c) provides that “a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies or recommended by experts” on the condition that “the decision of the lead agency to adopt such thresholds is supported by substantial evidence.”

The Project Site is located in the Mojave Desert Air Basin (MDAB). The MDAB encompasses the desert portion of San Bernardino County. The Mojave Desert Air Quality Management District (MDAQMD) has jurisdiction over air quality issues and regulations within the City of Victorville that includes the project area. To assist local agencies in determining if a project’s emissions could pose a significant threat to air quality, the MDAQMD has prepared the CEQA and Federal Conformity Guidelines, August 2016. The air and dust emissions from the construction and operational use of the Proposed Project were evaluated and compared to the MDAQMD air quality thresholds to determine significance (refer to Section III.).

Additionally, the City of Victorville adopted a Climate Action Plan (CAP) in May 2016. The CAP presents the greenhouse gas (GHG) inventories, identifies the effectiveness of California initiatives to reduce the GHG emissions, and identifies local measures that were selected by the City to reduce GHG emissions under the City’s jurisdictional control to achieve the City’s identified GHG reduction target.

Construction and Operational Emissions

Emissions were estimated using the CalEEMod version 2016.3.2. Many gases make up the group of pollutants that contribute to global climate change. However, three gases are currently evaluated and represent the highest concentration of greenhouse gases (GHGs): Carbon dioxide (CO₂), Methane (CH₄), and Nitrous oxide (N₂O). MDAQMD provides guidance methods and/or Emission Factors that are used for evaluating a project’s emissions in relation to the thresholds. A threshold of 100,000 MTCO₂e per year has been adopted by MDAQMD. The modeled emissions anticipated from the Proposed Project during both construction and operational phases, are compared to the MDAQMD threshold and shown below in Table 6 and Table 7. The City’s CAP ensures that development of new residential and commercial buildings include high energy-efficiency standards such as use of renewable energy source and management of facilities to reduce emissions due to the use of electricity and natural gas.

**Table 6
 Greenhouse Gas Construction Emissions
 (Metric Tons per Year)**

Source/Phase	CO ₂	CH ₄	N ₂ O
Site Preparation	17.3	0.0	0.0
Grading	97.7	0.0	0.0
Building Construction	549.3	0.1	0.0
Paving	21.0	0.0	0.0
Architectural Coating	16.5	0.0	0.0
Total MTCO₂e	559.8		
MDAQMD GHG Emissions Threshold	100,000		
Significant	No		

Source: CalEEMod.2016.3.2 Annual Emissions

**Table 7
 Greenhouse Gas Operational Emissions
 (Metric Tons per Year)**

Source/Phase	CO ₂	CH ₄	N ₂ O
Area	3.3	0.0	0.0
Energy	647.3	0.0	0.0
Mobile	2,961.4	0.2	0.0
Waste	25.4	1.5	0.0
Water	118.7	0.6	0.0
Total MTCO₂e	3,820.0		
MDAQMD GHG Emissions Threshold	100,000		
Significant	No		

Source: CalEEMod.2016.3.2 Annual Emissions.

As shown in Tables 6 and 7, GHG emissions associated with construction and operation of the Proposed Project are not anticipated to exceed the MDAQMD’s GHG emissions threshold. Therefore, the Proposed Project would not generate GHG emissions, either directly or indirectly, that may have a significant effect on the environment. The CAP includes a building energy goal of 29 percent emission reduction for 2020 and has met the goal by reduction of projected 2020 emissions from 6007,252 MTCO₂e to 422,592 MTCO₂e. The construction and operation of the

Proposed Project would account for one (1) percent of the total 422,592 MTCO₂e. The Proposed Project would not conflict with and the City's CAP, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

IX. HAZARDS AND HAZARDOUS MATERIALS. *Would the proposal:*

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d) Be located on a site which is included on a list of hazardous materials site compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard of excessive noise for people residing or working in the project area.
- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a)				X
b)			X	
c)				X
d)				X
e)			X	
f)				X
g)			X	

Explanations:

- a) **No Impact.** Post-construction activities of the proposed residential development would include standard maintenance (i.e., landscape upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) which would not require the routine transport or use of hazardous materials at the Project Site. No significant adverse impacts are anticipated and no mitigation measures are required.
- b) **Less Than Significant.** Hazardous or toxic materials transported in association with construction of the Project may include items such as oils, paints, and fuels. All materials required during construction would be kept in compliance with State and local regulations. Post-construction activities would include standard maintenance (i.e., landscape upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., pesticides,

herbicides, gas, oil, paint, etc.) the use of which would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accidental release of hazardous materials into the environment. With implementation of required Best Management Practices (BMPs) for material handling, and compliance with all other applicable regulations, potential impacts from the use of hazardous materials is considered less than significant and no mitigation measures are required.

- c) **No Impact.** No existing or known proposed schools occur within one-quarter mile of the Project Site. The nearest school is Green Tree East Elementary School, located approximately 0.50-mile northwest of the Project Site. Therefore, the Proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or known proposed school. No impacts are identified or are anticipated, and no mitigation measures are required.
- d) **No Impact.** According to the California Department of Toxic Substances Control EnviroStor (accessed 12/5/2019), the Project Site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.
- e) **Less Than Significant.** The Project Site is located approximately eight-miles southeast from the Southern California Logistics Airport. As shown in the General Plan: SCLA Existing Airport Noise Contours Map, the Project Site is located outside of the airport noise contours. Therefore, implementation of the Proposed Project would not result in a safety hazard related to airport land uses for people residing or working in the area. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- f) **No Impact.** The Project Site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. During construction the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the City. Post construction activities at the site would not interfere with an adopted emergency response or evacuation plan. Access provided at the main driveway on Ridgecrest would be maintained for ingress/egress at all times. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- g) **Less Than Significant:** The General Plan states that the National Fire Protection Association defines a wildland fire as "any forest, grass, brush or tundra fire involving lands not under cultivation." An urban fire is a fire that occurs in developed areas which may include structures and vehicles. The Project Site is undeveloped and supports communities of creosote shrub (*Larrea tridentate*) and ephedra plants (*Ephedra nevadensis*). However, these plant communities will be removed prior to the construction/development of the Proposed Project. Therefore, no significant areas of biomass will occur on the Project Site that would fuel a wildfire. Furthermore, the City of Victorville has adopted a Fire Hazard Abatement Ordinance (Chapter 8.09, Victorville Municipal Code) which requires the abatement of weeds in excess of three inches above the grade in the area of growth on such portion of the lot or premises within one hundred feet of any structure. Russian Thistle (tumbleweeds) are not permitted to grow in excess of three inches within City limits on any property, regardless of surrounding improvements. With adherence to Fire Hazard Abatement Ordinance (Chapter 8.09, Victorville Municipal Code), risk of fires on the Project Site will be reduced. Therefore, the Proposed Project is not anticipated to exacerbate wildfire risks, thereby exposing project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. No significant impacts are identified or are anticipated, and no mitigation measures are required.

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

Explanations:

- a) **Less Than Significant Impact.** The Proposed Project is an apartment complex which includes 272 multi-family attached dwelling units within 18 two-story and three-story buildings on an approximately 22-acre site. The Proposed Project would disturb more than one acre and therefore would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State’s General Construction permit include removal of vegetation, grading, excavating, or any other activities that causes the disturbance of one acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The purpose of the SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct, and implement stormwater pollution control measures to reduce pollutants

in stormwater discharges from the construction site during and after construction. The NPDES also requires a Water Quality Management Plan (WQMP). A Preliminary WQMP for the Proposed Project has been submitted for review and approval by the City of Victorville. The WQMP was prepared to meet NPDES Area Wide Stormwater Program requirements.

Mandatory compliance with the Proposed Project's WQMP as approved by the City, in addition to compliance with NPDES Permit requirements, would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. Therefore, implementation of the Proposed Project would not violate any water quality standards or waste discharge requirements. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- b) **Less Than Significant Impact.** The Project Site is located within the service area of Victorville Water District (VWD). As stated in the 2015 Victorville Water District Urban Water Management Plan (UWMP), VWD's service area is located in the southwest region of San Bernardino County and encompasses approximately 85 square miles. Throughout the planning period, VWD's population is anticipated to grow at about 1.6 to 2.3 percent annually, reaching over 200,000 by 2040. VWD's potable water system supplies water solely from groundwater, pumped from the Mojave River Basin (Basin).

According to the UWMP, during a multiple dry-year period, VWD's total water supply is projected to be 37,858 acre-feet (AF) by 2040, while the total water demand is projected to be 37,858 AF in the same year, resulting in neither surplus or deficit. As provided by Table 4-4: Selected Water Demand Factors, 2018 Water Master Plan Update, the residential land use category water demand is approximately 1500 gallons per day per acre (gpd/acres). The Proposed Project, which consist of a 22-acre residential development is therefore anticipated to result in a total water demand of 36.96 AF per year on average. This would amount to approximately 0.097 percent of the anticipated multiple dry year water supply in 2040. VWD's supplies are sufficient to meet demand within the district's service area (refer to 2021 Water Feasibility Study on-file with the City). Furthermore, the Proposed Project is an acceptable use within the High Density Residential land use category and therefore would result in the requirement of water supply that is already anticipated by the General Plan and evaluated in the UWMP. The Proposed Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede substantial groundwater management of the basin. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- c) **Less Than Significant Impact.**

i-iv. Urban Resource Corporation completed a Water Quality Management Plan (WQMP) and Preliminary Hydrology Report for the Proposed Project dated February 19, 2020. In the existing condition, approximately 15.5 acres of the site drains westerly, and approximately 5.5 acres of the site drains easterly. In the proposed condition, approximately 16.1 acres of the site drains westerly, and approximately 4.9 acres of the site drains easterly. As shown on WQMP's Preliminary Water Quality Site Plan, Drainage Area 1 is approximately 16.1 acres and would be conveyed westerly by a proposed Polyvinyl Chloride (PVC) and Reinforced Concrete Pipe (RCP) storm drain to outlet into a detention basin and infiltration system to be located on the west side of the Project Site with a water quality design capture volume (DCV) of 15,589 cubic feet. Drainage Area 2A is approximately 3.1 acres and would be conveyed easterly by a proposed PVC and RCP storm drain to a Torrent pretreatment chamber for pretreatment of the storm flows. Treated flows would then be conveyed to proposed drywell(s) for infiltration, which have a DCV of 2,844 cubic feet. Peak flows would bypass into a proposed detention system (if needed), then conveyed by proposed RCP

storm drain to Outlet 2, where a connection would be made to the future RCP storm drain in the future Ridgecrest Road. Drainage Area 2B is approximately 1.8 acres and would be conveyed easterly by a proposed PVC and RCP storm drain to a Torrent pretreatment chamber for pretreatment of the storm flows. Treated flows would be conveyed to a proposed drywell(s) for infiltration, which have a DCV of 3,963 cubic feet. Peak flows would bypass into a proposed detention system (if needed), then conveyed by proposed RCP storm drain to Outlet 3, where a connection would be made to the future RCP storm drain in future Ridgecrest Road.

The Preliminary Hydrology Report calculates a total 71.86 cubic feet per second runoff for a 100-year storm and 43.90 cubic feet per second for a 10-year storm. The existing condition runoff totals are calculated to be 64.95 cubic feet per second for the 100-year storm and 41.95 cubic feet per second for the 10-year storm. The proposed development will result in increases to peak runoff. Increases in peak runoff will be mitigated with proposed a stormwater detention basin and underground storage detention systems as required to reduce peak runoff from the development to predeveloped condition flows. The 3.1 acres in Drainage Area 2A includes approximately 0.5 acres not proposed to be routed to the proposed drywell(s) for infiltration due to site and future road slopes and elevations. However, the proposed BMP treatment system will be sized to account for the 0.5 acres. Additionally, there are no streams or rivers on, or in the vicinity of, the Project Site. With adherence to a Final WQMP approved by the City of Victorville, the Proposed Project is not anticipated to 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 substantial erosion, siltation, or flooding on- or off-site. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- d) **No Impact.** As shown on Figure S-2: Flood Hazards Map of the of the General Plan, the Proposed Project is within Zone X. Areas within Zone X are subject to flooding in the event of a 500-year flood, are areas subject to a 100-year flood with average floodwater depths anticipated to be less than one foot or with drainage areas less than one square mile, and are areas protected by levees from the 100-year flood. Therefore, the Proposed Project is not anticipated to expose people or structures to a significant risk of loss, injury or death involving flooding as no flood hazards traverse the project area, nor is the Project Site subject to inundation by seiche or mudflow hazards. Due to the Proposed Project location in the High Desert, there are no impacts related to tsunamis. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.
- e) **No Impact.** The Proposed Project will adhere to WQMP, BMPs, and regional and local water quality control and/or sustainable groundwater management plans. The Proposed Project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

XI. LAND USE AND PLANNING. *Would the proposal:*

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

Explanations:

a,b) **No Impact.** The Proposed Project is the development of Tentative Tract Map 18005 in the City of Victorville to allow for the construction of an apartment complex to include 272 attached dwelling units within 18 two-story and three-story buildings on approximately 22 acres of land. The surrounding land use to the south, east and west are residential with open space to the north. The Project Site is designated as High Density Residential (HDR) land use and zoning is High Density Residential (R-3T). Residential development in the HDR land use category allows for multiple family development characterized by apartments and condominiums. The HDR land use allows for 12-20 DU/AC with a maximum height of the principal building being 35 feet and 25 feet for an accessory structure (see Figure 4, Building Height). The HDR land use allows for a maximum lot coverage of 40 percent. Setbacks standards are 15-20 feet front, 15-20 feet rear; 5 feet side, and 10 feet street side. R-3 zoning allows for maximum of 15 DU/AC. The Proposed Project has been designed to comply with all development standards in the HDR designation. The Proposed Project would be consistent with the General Pan and would not divide an existing community as all surrounding uses are designated for or developed as residential, would not conflict with local land use policies, regulations, or with existing zoning. There would be no anticipated impacts to adjacent developments. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

XII. MINERAL RESOURCES. *Would the proposal:*

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?			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?			X	

MINERAL RESOURCES

Explanations:

a,b) **Less Than Significant** – According to City of Victorville General Plan Figure RE-1, the Project Site occurs in the MRZ-3a Zone. MRZ-3a areas are defined as containing known mineral occurrences of undetermined mineral resource significance. Further exploration work within these areas could result in the reclassification of specific localities into MRZ-2A or MRZ-2b categories. However, the

Project Site and vicinity are not designated for mining. Therefore, the Proposed Project would not result in a significant loss of availability of a known or locally important mineral resource or the loss mineral resources that would be of value to the region and the residents of the state. Therefore, less than significant impacts are identified or anticipated and no mitigation measures are required.

XIII. NOISE. *Would the proposal result in:*

Potentially Significant Impact *Less Than Significant w/Mitigation Incorporated* *Less Than Significant Impact* *No Impact*

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b) Generation of excessive groundborne vibration or groundborne noise levels?
- c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

	<i>Potentially Significant Impact</i>	<i>Less Than Significant w/Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a)			X	
b)			X	
c)				X

Explanations:

- a,b) **Less Than Significant Impact** –The Noise Element of Victorville General Plan identifies hospitals, convalescent homes, schools, churches and sensitive wildlife habitats as being sensitive to noise. However, there no hospitals, convalescent homes, schools, churches or sensitive wildlife habitats adjacent to or within the Project Site. According to Table N-3: Victorville Land Use Compatibility Standard of the City of the Victorville General Plan, noise levels of up to 60 decibels (dB) is considered “Normally Acceptable” for residential. Temporary or periodic increase in ambient noise levels in the project vicinity will increase when events such as construction activities occur. While these events will increase ambient noise levels, they are typically short-term increases that would be assumed under existing development standards. Additionally, the Victorville Municipal Code anticipates such occurrences and accordingly regulates such activities through base ambient noise level time frames that will mitigate potential adverse impacts. According to the Chapter 13: Noise Control of Victorville’s Municipal Code, construction activities would be limited to the hours between 7:00 AM and 10:00 PM for residential zones with noise levels up to 65 dB at anytime. With adherence to the Noise Element of the Victorville the General Plan and Municipal Code, less than significant impacts are identified or anticipated and no mitigation measures are required.
- c) **No Impact** – The Project Site is located outside of an airport zone. The nearest airport is the Apple Valley Airport, which is located approximately seven miles northeast of the Project Site. Additionally, the development of the Proposed Project may cause short-term noise level increases during construction, but during operations shall not exceed the City’s residential standard of noise levels up to 60 decibels (dB). Therefore, no significant impacts are identified for airport land use plan or within the vicinity of any public or private airstrip that would be affected.

XIII. POPULATION AND HOUSING. *Would the proposal:*

- a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?
- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a)			X	
b)				X

Explanations:

- a) **Less Than Significant.** As shown on Figure LU-1: Land Use Map of the General Plan, the Proposed Project is located within the High-Density Residential (HDR) land use designation and zoned as High Density Residential (R-3T). Residential development in the HDR land designation allows for multiple-family development characterized by apartments and condominiums. HDR land use allows for 12-20 dwelling units per acre with a maximum lot coverage of 40 percent. R-3 zoning allows for maximum of 15 DU/AC. The Proposed Project will consist of 272 dwelling units on an approximately 22-acre parcel. The General Plan states that there is approximately 3.40 persons per household in the City of Victorville. The Proposed Project is therefore estimated to generate a population of approximately 925 persons. The Proposed Project is consistent with the existing designated land use; therefore, the population increase generated by the Proposed Project has already been anticipated by the General Plan. Therefore, no significant impacts are identified or anticipated and no mitigation measures are required.
- b) **No Impact.** The Project Site currently vacant. The Proposed Project would provide 272 multi-family dwelling units and would not reduce the number of existing housing units, displace people, or necessitate the construction of replacement housing elsewhere. Therefore, no adverse impacts are identified or anticipated, and no mitigation measures are required.

XV. PUBLIC SERVICES. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government 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:*

- a) Fire protection?
- b) Police protection?
- c) Schools?
- d) Parks?
- e) Other public facilities?

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a)			X	
b)			X	
c)			X	
d)			X	
e)			X	

Explanations:

a) Fire protection?

Less Than Significant Impact. Fire protection services are provided by the City of Victorville Fire Department (. The closest fire station to the Project Site is Station 314 located at 17008 Silica Drive, Victorville. The Proposed Project is required to provide a minimum of fire safety and support fire suppression activities, including type and building construction, fire sprinklers, and paved fire access. Building plans will be reviewed and approved by the City and the Fire Marshal prior to the issuance of permits. The Proposed Project is in an urbanized area that occurs within the existing fire service area and would accommodate approximately 925 residents (based on 3.40 people per household). This increase of population in the project area has been anticipated by the General Plan and therefore, the Proposed Project would be expected to receive adequate fire protection services and would not result in the need for new or physically altered fire protection facilities. Developer Impact fees are collected at the time of building permit issuance. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

b) Police protection?

Less Than Significant Impact. Police protection services are provided to the City of Victorville by the San Bernardino County Sheriff's Department. The closest station to the Project Site is located at 14455 Civic Drive in the City of Victorville, which is approximately 2.5 miles to the west. The Proposed Project would generate approximately 925 residents (3.40 people per household); this increase in population to the project area has been anticipated by the General Plan. Police Department requests for more officers are based on service needs; officers have been added annually for the last decade based on professional judgment to meet demands. Developer Impact fees are collected at the time of building permit issuance. Therefore, no significant adverse impacts to law enforcement are identified or anticipated, no mitigation measures are required.

c) Schools?

Less than Significant Impact. The Project Site is located within the boundary of the Victor Elementary School (VESD) and the Victor Valley Union High School Districts (VVUHSD). The VESD Quadrant Map identifies schools that would provide educational services to the project area including Galileo School of Gifted and Talented Education (GATE) (15999 Warwick St.), Mojave Vista School of Cultural Arts (16100 Burwood Ave.), Lomitas Community of Learners (Independent Studies) (12571 1st Ave.), Endeavour School of Exploration (12403 Ridgecrest Road) and Mountain View Montessori (17000 Silica Road). The VVUHSD Boundaries Map shows that Goodwill High School (12350 Mojave Drive), Victor Valley High School (16500 Mojave Drive) and Lakeview Leadership Academy (1284 Tamarisk Road) provide educational series to the project area. Using the Student Generation Rates (SGR) provided by the VESD, the Proposed Project is anticipated to generate approximately 245 students. Using the VVUHSD SGR, the Proposed Project is anticipated to generate approximately 43 students. The Proposed Project is anticipated to generate a total of 288 students. The methodology of estimated students was calculated by multiplying the proposed 272 dwellings units by each districts Multi-Family's SGR (VESD .901 & VVUHSD.1566) and adding the sums together. Furthermore, the Collection of development impact fees and school district fees will ensure impacts related to school facilities are less than significant and no mitigation measures are required.

d) Parks?

Less than Significant. According to the General Plan EIR, outdoor recreation resources in the City are identified as public parks, public golf courses, public access lakes, bicycle paths, pedestrian trails and linkages between recreation areas and urbanized places. As of 2008 the City maintains 409.9 acres of parkland, which includes 23 parks and golf courses. The City strives to comply with the 1975 Quimby Act for parks requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. The City strives to maintain a ratio of three acres of park land per 1,000 population. The Proposed Project would generate approximately 925 residents (3.40 people per household and therefore result in the need for approximately three acres of parkland. The Proposed Project include approximately 5.4 acres of recreation/open space area for future residents which exceeds the three acres required to meet the City’s ratio. Therefore, with the collection of development impact fees and inclusion of open recreation/space areas proposed within the development, impacts to parks are less than significant and no mitigation measures are required.

e) Other public facilities?

Less Than Significant Impact. The Proposed Project population of 925 will increase demand for other public facilities/services, such as libraries, community recreation centers, and/or animal shelters. The Project Proponent would be required to pay the applicable development impact fees, property tax, and utility user tax to provide revenue for these facilities. As such, implementation of the Proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. No impacts are identified or are anticipated, and no mitigation measures are required.

XV. RECREATION. Would the proposal:

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b) 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?

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a)			X	
b)			X	

RECREATION

Explanations:

a,b) **Less than Significant.** According to the General Plan EIR, outdoor recreation resources in the City are identified as public parks, public golf courses, public access lakes, bicycle paths, pedestrian trails and linkages between recreation areas and urbanized places. As of 2008 the City maintains 409.9 acres of parkland, which includes 23 parks and golf courses. The City strives to comply with the 1975 Quimby Act for parks requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. The City strives to maintain a ratio of three acres of park land per 1,000 population. The Proposed Project would generate approximately 925 residents (3.40 people per household and therefore result in the need for

approximately three acres of parkland. The Proposed Project include approximately 9.77 acres of recreation/open space area for future residents which exceeds the three acres required to meet the City’s ratio. Therefore, with the collection of development impact fees and inclusion of open recreation/space areas proposed within the development, impacts to parks are less than significant and no mitigation measures are required.

XVI. TRANSPORTATION. *Would the proposal result in:*

- a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian facilities?
- b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3 Subdivision (b)(1)?
- c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- d) Result in inadequate emergency access?

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a)		X		
b)			X	
c)			X	
d)			X	

Explanations:

- a) **Less Than Significant with Mitigation.** A Traffic Impact Analysis (TIA) was prepared by TJW Engineering, Inc. in February 12,2020 (available at the City for review) to provide an assessment of potential traffic impacts resulting from the Proposed Project. The purpose of the TIA was to evaluate the potential circulation system deficiencies that may result from the development of the Proposed Project, and to recommend improvements to achieve acceptable circulation system operational conditions. As directed by City of Victorville staff, the TIA was prepared in accordance with the City of Victorville, County of San Bernardino and Caltrans Traffic Impact Analysis Preparation Guidelines.

According to the General Plan, Figure Circ-6: Non-motorized Transportation Plan Map, a proposed Class II Bike is planned northeast of Project Site on Ridgecrest Road. The Proposed Project includes pedestrian facilities (e.g., sidewalks and driveways improvements) along the western frontage of Project Site on Ridgecrest Road.

The following driveways are assumed to provide access to the Project Site:

- Driveway 1 at Ridgecrest Road (Center) – Full-Access
- Driveway 2 at Ridgecrest Road (South) – Exit-Only
- Driveway 3 at Ridgecrest Road (North) – Emergency Vehicle Access Only

According to the TIA, the Proposed Project is anticipated to generate an approximate net total of 1,991 trips. TJW Engineering prepared a project traffic study scoping agreement that was approved by City staff prior to the preparation of the TIA. The agreement provided an outline of the Project study area, trip generation, trip distribution, and analysis methodology. The following study area intersections (Table 8) were analyzed in the TIA:

**Table 8
 Intersection Analysis Locations**

ID	Intersection Location	Jurisdiction
#1	Ridgecrest Road / Bear Valley Road	City of Victorville
#2	Ridgecrest Road / Green Tree Boulevard	City of Victorville
#3	Ridgecrest Road / Project Access Driveway (North)	City of Victorville
#4	Ridgecrest Road / Project Access Driveway (South)	City of Victorville

With implementation of Mitigation Measures TRAN-1 through TRAN-2 (see below), and the Applicant’s fair share contribution to off-site improvements, either through an established impact mitigation fee program (such as City of Victorville Development Impact Fees), the Proposed Project is not anticipated to result in significant impacts to the circulation system, including transit, roadways, bicycle lanes and pedestrian facilities.

Mitigation Measures TRAN-1:

Sight distance at each project access point will be reviewed and approved by the City Engineer or their designee with respect to sight distance standards at the time of final grading, landscaping and street improvement plans.

Mitigation Measures TRAN-2:

The applicant/developer shall comply with all mitigation measures outlined in the Traffic Impact Analysis approved by the City of Victorville, including but not limited to payment of traffic impact fees (e.g. development impact fees, fair share contributions, etc.) and direct project mitigations, as required by the City Engineer of the City of Victorville in conjunction with the project’s Site Plan entitlement.

- b) **Less Than Significant Impact.** A Vehicle Miles Traveled (VMT) Analysis dated April 9, 2021 was prepared for the Proposed Project by TJW. The City of Victorville’s Vehicle Miles Traveled (VMT) Analysis Guidelines, dated June 2020 outline the use of the San Bernardino County Traffic Analysis Model (SBTAM) to estimate the project’s VMT. Based on the guidelines, project VMT per service population was compared with the City’s General Plan Buildout scenario VMT per service population to identify potential project impacts. The City’s General Plan Buildout scenario VMT per service population data was obtained from the online SBCTA screening tool. The project VMT per service population was estimated using the SBTAM model run. SBTAM socioeconomic database for future (2040) scenarios were updated with the project land uses to calculate project VMT. The socioeconomic data for the project was developed from the project land uses using appropriate land use to socioeconomic data conversion factors.

Project VMT is generally calculated by isolating the project into a new traffic analysis zone (TAZ). However, since SBTAM does not allow the addition of new TAZs, non-project related land use for the project location TAZ was moved to an adjacent TAZ and the project land use was added to this TAZ. The project TAZ was utilized to calculate project specific VMT per service population. The model run was conducted for this updated model after incorporating the project land uses as described above. Since the project is a residential project, Production/Attraction (P-A) methods were used as recommended in the guidelines. Project-generated VMT was extracted from the SBTAM model run using the production-attraction trip matrix and by multiplying the matrix by the final assignment skims.

The City guidelines state that VMT impacts for a residential project will occur when the project P-A VMT per service population is greater than the Citywide Buildout P-A VMT per service population. Table 9 summarizes the City’s General Plan Buildout scenario VMT per service population and the project’s VMT per service population. As shown in Table 9, the project’s P-A VMT per service population is 6.8 percent lower than the City’s General Plan Buildout Scenario P-A VMT per service population. Therefore, based on the guidelines, the project will not have a significant impact on VMT. Therefore, the Proposed Project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)(1). Less than significant impacts are identified or anticipated and no mitigation measures are required.

**Table 9
Trip Generation**

Scenario	City of Victorville	Project	Difference	Percentage Difference
General Plan Buildout	25.0	23.3	1.7	6.8 %

Source: Table “Trip Generation” Lake View Apartments Vehicle Miles Traveled (VMT) Analysis, City of Victorville

- c) **Less Than Significant Impact.** The Proposed Project would not create substantial hazards due to a site design feature or incompatible use. As demonstrated in the TIA, the approximately 57-foot wide full access driveway near the center of the development at Ridgecrest Road will serve as the main ingress and egress for the Proposed Project (refer to Figure 3). The southern driveway at Ridgecrest will serve as exit-only for the Proposed Project and the northern driveway will be for emergency vehicles only. Development of both driveways is not anticipated to result in significant hazards. Discretionary actions for the Proposed Project by the City of Victorville includes approval of the project design. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.
- d) **Less Than Significant Impact.** The Proposed Project also includes a 26-foot driveway for emergency vehicles access only at Ridgecrest Road. Ridgecrest Road is designated by the City as an Arterial road. The City defines Arterials as having standard 98-foot right of way with four travel lanes with a center left turn lane and two bicycle lanes with traffic buffers. Left-turn and right-turn lanes are provided, at mastered planned intersections. The Proposed Project design features will be reviewed and approved during the City’s Site Plan review process to ensure that the project would not impede emergency access throughout the residential developments in the area. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

XVIII. TRIBAL CULTURAL RESOURCES.

- a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in public resources code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American Tribe, and that is:
 - i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
			X	
			X	

resources as defined by Public Resources Code section 5020.1(k), or

- 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe?

		X	

Explanations:

- a, i-ii) **Less Than Significant.** California Assembly Bill 52 (AB52) was approved by Governor Brown on September 25, 2014. AB52 specifies that CEQA projects with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource may have a significant effect on the environment. As such, the bill requires lead agency consultation with California Native American tribes traditionally and culturally affiliated with the geographic area of a Proposed Project, if the tribe requested to the lead agency, in writing, to be informed of proposed projects in that geographic area. The legislation further requires that the tribe-requested consultation be completed prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project.

BCR Consulting LLC initiated a Cultural Resource Assessment for the Proposed Project in November 2019, which included communication with Native American tribes.

The City of Victorville, as Lead Agency, is responsible for AB-52 and SB-18 consultation, as applicable. On April 14, 2021, the Lead Agency contacted Morongo Band of Mission Indians, Twenty-Nine Palms Band of Mission Indians, San Manuel Band of Mission Indians, Cabazon and Band of Mission Indians for consultations regarding Section 21080.3.0(d) of the Public Resource Code. The San Manuel Band of Mission Indians responded and after review of the cultural resources report and the project plans, they had no concerns. Less than significant adverse impacts are identified or anticipated, and no mitigation measures are required, however the Mitigation Measure below is recommended in the event buried resources are discovered.

Mitigation Measure TCR-1

Should human remains and/or cremations are encountered during any earthmoving activities, all work shall stop immediately in the area in which the find(s) are present (suggested 100-ft radius area around the remains and project personnel will be excluded from the area and no photographs will be permitted), and the San Bernardino County Coroner will be notified. The City of Victorville, Development Department, the project proponent shall also be called and informed of the discovery. Disturbing human remains and/or cremations are against federal and state laws and there are criminal/civil penalties including fines and/or time in jail up to several years. The Coroner will determine if the bones are historic/archaeological or a modern legal case.

State law dictates that the Coroner will immediately contact the Native American Heritage Commission (NAHC) in the event that remains are determined to be human and of Native American origin, in accordance with California Public Resources Code Section 5097.98.

All discovered human remains shall be treated with respect and dignity. California state law (California Health & Safety Code 7050.5) and federal law and regulations ([Archaeological Resources Protection Act (ARPA) 16 USC 470 & 43 CFR 7], [Native American Graves Protection & Repatriation Act (NAGPRA) 25 USC 3001 & 43 CFR 10] and [Public Lands, Interior 43 CFR 8365.1-7]) require a defined protocol if human remains are discovered in the state of California regardless if the remains are modern or archaeological.

Modern Remains

If the Coroner's Office determines the remains are of modern origin, the appropriate law enforcement officials will be called by the Coroner and conduct the required procedures. Work will not resume until law enforcement has released the area.

Archaeological Remains

If the Coroner's Office determines the remains are archaeological and there is no legal question, the Coroner will make recommendations concerning the treatment and disposition of the remains to the person responsible for the excavation, or to his or her authorized representative. If the Coroner believes the remains to be of Native American origin, the Coroner shall contact by telephone within 24 hours the California NAHC. The NAHC will immediately notify the person it believes to be the Most Likely Descendent (MLD) of the remains. The MLD has 48 hours to make recommendations to the land owner for treatment or disposition of the human remains. If the MLD does not make recommendations within 48 hours, the land owner shall reinter the remains in an area of the property secure from further disturbance. If the land owner does not accept the MLD recommendations, the owner or the MLD may request mediation by the NAHC.

XVIX. UTILITIES AND SERVICE SYSTEMS. *Would the project:*

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

		X	
			X
		X	
		X	
		X	

Explanations:

- a) **Less Than Significant.** The Proposed Project would be served by the Water District's existing water system which includes 8-inch and 12-inch lines on the east side of the Project Site within Ridgecrest Road. The Project Proponent will pay all connection and meter fees to VWD and adhere to VWD's requirements for ensuring that the appropriate connections are made to the existing main. The VWD's existing water system facilities are capable of meeting the Proposed Project's water demand of approximately 37 acre-feet/year and no facility expansion would be required (refer to 2021 Water Feasibility Study on-file with the City).

The Proposed Project is within the Victor Valley Wastewater Reclamation Authority (VWVRA) service area. According to the 2019 Victorville Sewer System Management Plan, the City owns approximately 437 miles of gravity sewers and 1.1 miles of force mains. There are two treatment plants that the City discharges its wastewater to; the VWVRA regional wastewater treatment plant and the City of Victorville's Industrial Wastewater Treatment Plant (IWWTP). Approximately 80% of sewer flows are conveyed to the VWVRA regional wastewater treatment plant. The remaining 20% of the collected sewer flows are discharged to the City-owned IWWTP. The Proposed Project would connect to the existing sewer system lines to the east of the Project Site.

An on-site storm drain collection system is proposed and is described in the Project's Preliminary Water Quality Management Plan and Section X c. of this Initial Study. The design anticipates flows would be conveyed off-site to a RCP storm drain designed for future construction of Ridgecrest Road improvements. The Proposed Project is not anticipated to 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 substantial erosion, siltation, or flooding on- or off-site.

Southern California Edison (SCE) provides electrical service to the project area. The Proposed Project will receive electrical power through connection to Southern California Edison's existing underground power lines along the eastern frontage the Project Site and adjacent to Ridgecrest Road. Southwest Gas provides natural gas service to the vicinity and the Proposed Project Site. Therefore, the Proposed Project will receive natural gas from Southwest Gas through connection to the existing line along the eastern frontage and adjacent to Ridgecrest Road. Verizon and Charter provide telecommunication services to the vicinity of the area; existing lines are located along Ridgecrest Road. Residential development of the Proposed Site has been included in the utility providers' plans and therefore all utilities necessary to serve the project are of sufficient capacity and no expansion would be required.

Residential development of the Proposed Site has been included in the utility and service providers' plans. The Proposed Project is not anticipated to require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- b) **No Impact.** The Project Site is located within the service area of Victorville Water District (VWD). As stated in the 2015 Victorville Water District Urban Water Management Plan (UWMP) during a multiple dry-year period, VWD's total water supply is projected to be 37,858 acre-feet (AF) by 2040, while the total water demand is projected to be 37,858 AF in the same year, resulting in neither surplus or deficit. The Proposed Project, which consists of a 22-acre residential development is anticipated to result in a total water demand of 36.96 AF per year on average. This would amount to approximately 0.097 percent of the anticipated multiple dry year water supply in 2040. Therefore,

WWD’s supplies are sufficient to meet demand within the district’s service area (refer to 2021 Water Feasibility Study on-file with the City).

c) **Less Than Significant Impact.** The Proposed Project is within the Victor Valley Wastewater Reclamation Authority (VWVRA) service area. There are two treatment plants that the City discharges its wastewater and they are VWVRA regional wastewater treatment plant and the City of Victorville’s Industrial Wastewater Treatment Plant (IWWTP). Existing remaining treatment capacity at the VWVRA plant is 10.7 Million Gallons per Day (MGD) and remaining treatment capacity at the City plant is approximately 15 MGD. The Proposed project would generate an estimated 0.0132 MGD based on 40% of water used on-site being returned to the sewer system. No significant adverse impacts to wastewater service capacity are identified or anticipated, and no mitigation measures are required.

d,e) **Less Than Significant Impact.** According to the General Plan, the City of Victorville disposes sanitary waste at the Victorville Sanitary Landfill, which is operated by the Solid Waste Management Division of the San Bernardino County Public Works Department in accordance with a Waste Disposal Agreement between the City and the County. The Victorville Sanitary Landfill currently operates on 67 acres of a total 491-acre property with a capacity of 1,180 tons per day. According to the California Integrated Waste Management Board’s estimated solid waste generation rates, a total of approximately 12.23 pounds per household per day is estimated for residential development. The Proposed Project would therefore generate an estimated 3,289.87 pounds per day or 1.6 tons per day. This would not be considered a significant amount of additional solid waste into the Victorville landfill’s waste stream as it represents an estimated 0.139 percent of the total permitted tons day. Construction debris would also be recycled and/or transported to the Victorville Sanitary Landfill. The temporary generation of construction debris would not permanently affect the long-term landfill capacity. Additionally, the Proposed Project would comply with all federal, state, and local statutes and regulations related to solid waste, including the Solid Waste Reuse and Recycling Access Act of 1991. The Act requires that adequate areas be provided for collecting and loading recyclable materials such as paper products, glass, and other recyclables. Therefore, it is anticipated that the project will have a less than significant impact from solid waste resources.

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

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or other uncontrolled spread of a wildfire?
- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or other uncontrolled spread of a wildfire?			X	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

- a) **No Impact.** The Project Site does not contain any emergency facilities, nor is located adjacent to an emergency evacuation route. During construction and long-term operation, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the City of Victorville fire and police. The Proposed Project would not impair an adopted emergency response plan or emergency evacuation plan. Therefore, no impacts are identified or anticipated and no mitigation measures are required.
- b) **Less Than Significant.** The General Plan identifies natural hazards, which include seismically induced surface rupture, ground shaking, ground failure, and liquefaction, along with slope instability leading to mudslides and landslides, subsidence, flooding, and wildland fires. Development on hillside areas when steep slopes are present can increase rates of erosion and exacerbate landslide hazards which may threaten structures after wildfire events. According to Figure S-3: Slope Hazards of the General Plan, Project Site is within 'Moderate' to 'Steep' slope for slope hazards. Moderate slope is gradient of 10 to 15%. Terrain generally will support residential and agricultural land use, though caution must be used to prevent serious erosion. Steep slope is gradients above 15%. If plant cover is removed or burned, the slope is highly susceptible to erosion or gully formation. If the gradient is 50% or more, construction activities could cause widespread slope failure. Although the Project Site is located within a "Moderate to Steep" hazards area, development of the Proposed Project will include a net earthwork of 378,540 CY cut and 285,311 CY fill. In total, 92,229 CY is anticipated to be exported. Cut and fill of substrate from Project Site would level the site to grade. According to Site Plan, no structures are proposed to be built on sloped areas and all graded slope shall be developed to a 2:1 ratio within Project Site. With adherence to the Victorville Municipal Building Development Codes and the latest adopted version of the California Building Code and Victorville Municipal Code: 16-3.18 "slope protection combining district", risk of slope failure is reduced to a less than significant level.

As discussed in the City's General Plan Safety Element, the National Fire Protection Association defines a wildland fire as "any forest, grass, brush or tundra fire involving lands not under cultivation." An urban fire is a fire that occurs in developed areas which may include structures and vehicles. The Project Site is undeveloped and supports communities of creosote shrub (*Larrea tridentate*) and ephedra plants (*Ephedra nevadensis*). However, these plant communities will be removed prior to the construction/development of the Proposed Project. Therefore, no significant areas of biomass will occur on the Project Site that would fuel a wildfire. Furthermore, the City of Victorville has adopted a Fire Hazard Abatement Ordinance (Chapter 8.09, Victorville Municipal Code) which requires the abatement of weeds in excess of three inches above the grade in the area of growth on such portion of the lot or premises within one hundred feet of any structure. Russian Thistle (tumbleweeds) are not permitted to grow in excess of three inches within City limits on any property, regardless of surrounding improvements. With adherence to Fire Hazard Abatement Ordinance (Chapter 8.09, Victorville Municipal Code), risk of fires on the Project Site will be reduced.

Therefore, the Proposed Project is not anticipated to exacerbate wildfire risks, thereby exposing project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Therefore, no significant impacts are identified or are anticipated, and no mitigation measures are required.

- c) **Less Than Significant.** The Project Site is located on the east side of Ridgecrest Road between Chinquqpin and Landis Drives. The approximately 57-foot wide center driveway at Ridgecrest Road will serve as the full access point for ingress and egress to the Proposed Project. The approximately 26-foot wide southern driveway at Ridgecrest Road will serve as an exit-only point. The approximately 26-foot wide northern driveway at Ridgecrest Road will serve as an emergency

vehicle access-only point. Proposed off-site improvements include installation of curb, gutter, and sidewalk improvements along the Project Site eastern frontage. As stated in Section XIX(a), the Proposed Project will connect to existing utilities and service system infrastructure. Therefore, the Proposed Project is not anticipated to require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary ongoing impacts to the environment. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required

- d) **Less Than Significant.** As stated, Figure S-3: Slope Hazards of the General Plan, Project Site is within 'Moderate' to "Steep' slope for slope hazards. Although the Project Site is located within a "Moderate to Steep" hazards area, development of the Proposed Project will include a net earthwork of 378,540 CY cut and 285,311 CY fill. In total, 92,229 CY is anticipated to be exported. Cut and fill of substrate from Project Site would level the site to grade. According to Site Plan, no structures are proposed to be built on sloped areas and all graded slope shall be developed to a 2:1 ratio within Project Site. Emergency vehicles will access to Project Site through the approximately 57-foot wide full access northern driveway at Ridgecrest Road will serve as the main ingress and egress for the Proposed Project. The southern driveway at Ridgecrest will serve as exit-only for the Proposed Project.

The Project Site is supports communities of creosote shrub (*Larrea tridentate*) and ephedra plants (*Ephedra nevadensis*). However, these plant communities will be removed prior to the construction/development of the Proposed Project. Therefore, no significant areas of biomass will occur on the Project Site that would fuel a wildfire. Furthermore, the City of Victorville has adopted a Fire Hazard Abatement Ordinance (Chapter 8.09, Victorville Municipal Code) which requires the abatement of weeds in excess of three inches above the grade in the area of growth on such portion of the lot or premises within one hundred feet of any structure. Russian Thistle (tumbleweeds) are not permitted to grow in excess of three inches within City limits on any property, regardless of surrounding improvements. With adherence to Fire Hazard Abatement Ordinance (Chapter 8.09, Victorville Municipal Code), risk of fires on the Project Site will be reduced.

As shown on Figure S-2: Flood Hazards Map of the of the General Plan, the Proposed Project is within Zone X. Areas within Zone X are subject to flooding in the event of a 500-year flood, areas subject to a 100-year flood with average floodwater depths anticipated to be less than one foot or with drainage areas less than one square mile, and areas protected by levees from the 100- year flood. Therefore, the Proposed Project is not anticipated to expose people or structures to a significant risk of loss, injury or death involving flooding as no flood hazards traverse the project area, nor is the Project Site subject to inundation by downstream flooding or landslides.

In the existing condition, approximately 15.5 acres of the site drains westerly, and approximately 5.5 acres of the site drains easterly. In the proposed condition, approximately 13.9 acres of the site drains westerly, and approximately 7.0 acres of the site drains easterly. The Preliminary Hydrology Report calculates a total 82.98 cubic feet per second runoff for a 100 year storm and 52.43 cubic feet per second for a 10 year. The Proposed Project includes three drainage areas of approximately 25,718 cubic feet which would be sufficient to capture potential runoff. With adherence to a Final WQMP approved by the City of Victorville, the Proposed Project is not anticipated to 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 substantial erosion or flooding on- or off-site.

Therefore, the Proposed Project will not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or

drainage changes. Therefore, no significant impacts are identified or anticipated and no mitigation measures are required.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE.

- a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- c) Does the project have environmental effects that will cause substantial adverse affects on human beings, either directly or indirectly?

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a)			X	
b)			X	
c)			X	

Explanations:

- a) **Less Than Significant Impact.** A general biological assessment of the Project Site was completed by RCA Associates, Inc. (RCA Associates), October 11, 2019. As part of the biological assessment, RCA Associates conducted a background data search for information on plant and wildlife species known occurrences within the vicinity of the project. A field survey of the Project Site was conducted on October 9, 2019 and a Joshua tree survey was performed on February 22, 2021. The field survey included an evaluation of the surrounding habitats and a focused habitat assessment for species identified in the background data search. Potential burrowing owl habitat exists on-site and a pre-construction survey is recommended as Mitigation Measure BIO-1. A biological monitor shall be present during all ground disturbance activities and will oversee all project-related staging, storage areas, laydown sites, equipment storage, installation of exclusionary fencing, and any other surface disturbing activities as Mitigation Measure BIO-2 to ensure that neither species occur on-site. If ground disturbance and vegetation removal cannot occur outside of the nesting season, a preconstruction clearance survey for burrowing owls and nesting birds shall be conducted within 7 days of the start of any ground-disturbing activities as Mitigation Measure BIO-3 to ensure that no nesting birds will be disturbed during construction. Joshua trees shall be protected to comply with the Victorville City Development Code through transplantation, stockpiling and implementation of protective measures as recommended in the Protected Plant Preservation Plan, February 2021 as Mitigation Measure BIO-4. Additional mitigation measures, such as the purchase of credits from a conservation or mitigation bank or entry into a conservation easement, will be determined in consultation with CDFW to meet ITP requirements for impacts to Joshua trees.

Initial Study
Lakeview Village Apartments

In November 2019, BCR Consulting LLC. (BCR Consulting) prepared a Cultural Resource Assessment for the Proposed Project. An archaeological records check was completed at the California State University, Fullerton, South Central Coastal Information Center (CSUF-SCCIC) and identified 14 cultural resources investigations have taken place resulting in the recording of nine cultural resources within a one-mile radius of the Project Site. However, none of the cultural resource recordings are within the Project Site.

BRC Consulting did not discover any cultural resources within the Project Site boundaries. Based on these results, no significant impacts related to archeological or historical resources are anticipated and no further investigations or monitoring are recommended for any Proposed Project activities. Implementation of Mitigation Measures BIO-1 to BIO-4, and CR-1 to CR-3, as provided in this Initial Study, would ensure impacts to biological and cultural resources are less than significant. Therefore, no significant adverse impacts are identified or anticipated and no additional mitigation measures are required.

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

(a) Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.

(b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

Impacts associated with the Proposed Project would not be considered individually or cumulatively adverse or considerable. Impacts identified in this Initial Study can be reduced to a less than significant impact. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- c) **Less Than Significant Impact.** The incorporation of design measures, City of Victorville policies, standards, and guidelines and proposed mitigation measures would ensure that the Proposed Project would have no substantial adverse effects on human beings, either directly or indirectly on an individual or cumulative basis. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

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Initial Study
Lakeview Village Apartments

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