

**BALSAM AND WINONA VICTORVILLE
APARTMENTS PROJECT**

**INITIAL STUDY/MITIGATED NEGATIVE
DECLARATION**

Prepared for:
City of Victorville Development Department
14343 Civic Drive, PO Box 5001
Victorville, CA 92393



Prepared by:
Lilburn Corporation
1905 Business Center Drive, South
San Bernardino, CA 92408



November 2021

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ENVIRONMENTAL CHECKLIST

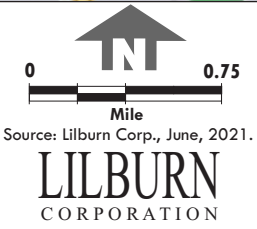
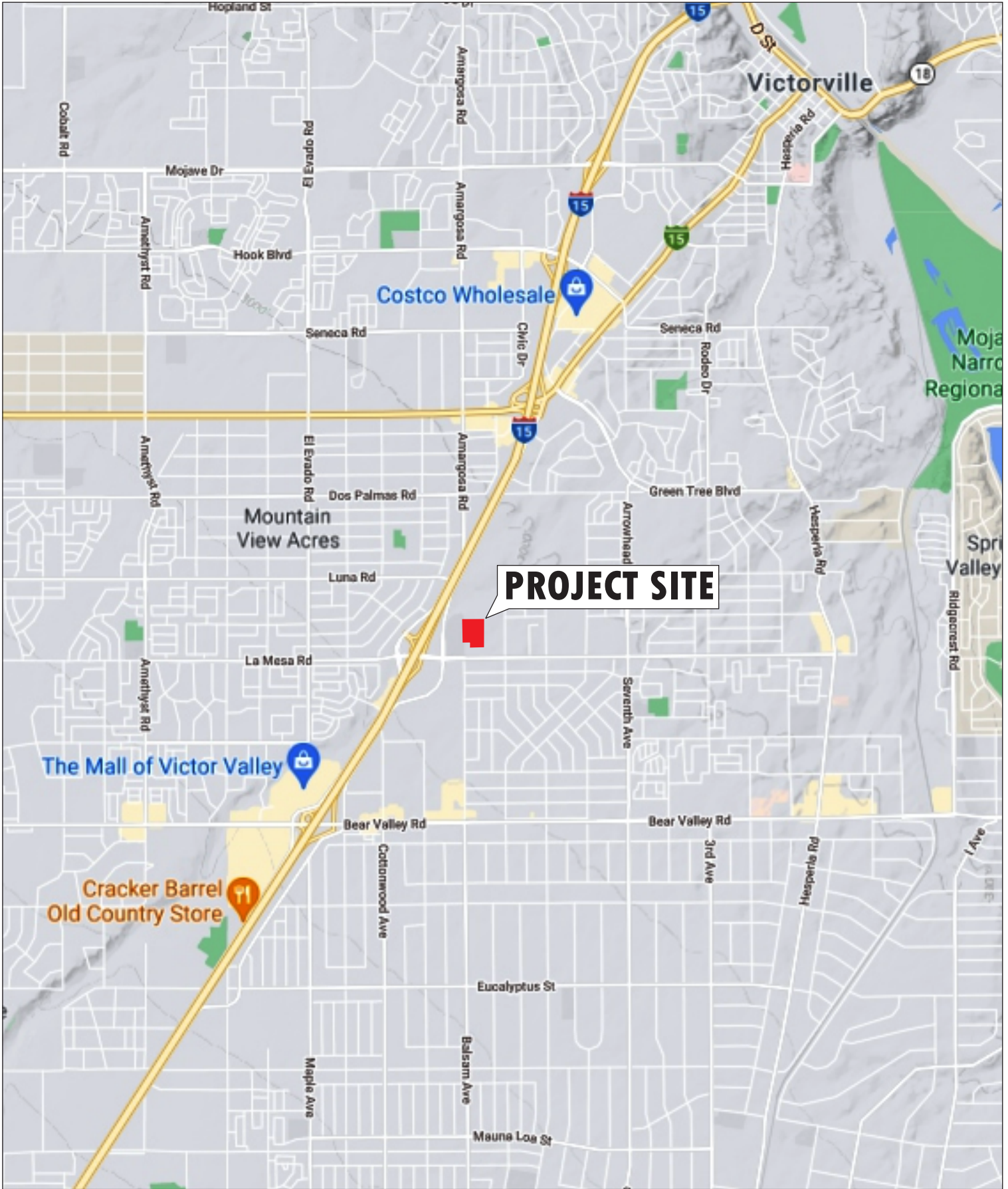
Initial Study/Mitigated Negative Declaration

1. **Project Title:** Balsam and Winona Victorville Apartments Project
2. **Lead Agency Name and Address:** City of Victorville
Planning Department
14343 Civic Drive, PO Box 5001
Victorville, CA 92393
3. **Contact Person and Phone Number:** Travis Clark
City of Victorville Planning Division
Associate Planner
(951) 987-0434
4. **Project Location:** APN 3092-401-01, -02 and -07
5. **Project Sponsor:** Aziz, LLC.
Amir Aziz
mamoil.amiraziz@gmail.com
858-729-3491
6. **General Plan Designation(s):** High Density Residential/Commercial
7. **Zoning Designation:** R-4 (High Density Residential)/C-2
(General Business)

8. Description of Project and Existing Setting:

Project Overview

Aziz, LLC is requesting the entitlement of a Site Plan to allow for the development of a 212-unit residential apartment development in the City of Victorville. The Project Site occurs on three parcels (APN 3092-401-01, 3092-401-02 and 3092-401-07) between Nisquali Road and Winona Street on approximately 11.4 acres (see Figure 1-Regional Location and Figure 2-Project Vicinity). The General Plan designation for APN 3092-401-01 and -02 is High Density Residential (HDR) with a zoning of Multi-Family Residential (R-4) which is an allowable use under the current land use designations. The General Plan designation for APN 3092-401-07 is Commercial (COM) with Zoning of General Commercial (C-2). Approval of a Zone Change and General Plan Amendment are also part of the Application and would be required for APN 3092-401-07 to change the General Plan designation from commercial to HDR and to change the zoning to R-4. City staff would process the Zone Change upon approval of the General Plan Amendment and Site Plan.



REGIONAL LOCATION

Balsam and Winona Apartments
City of Victorville, California

FIGURE 1

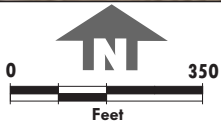


PROJECT SITE

Winona Rd

Balsam Rd

Nisqualli Rd



Source: Lilburn Corp., June, 2021.

LILBURN
CORPORATION

PROJECT VICINITY
Balsam and Winona Apartments
City of Victorville, California

FIGURE 2

The Proposed Project includes 10 three-story buildings and one two-story building to include 212 apartment units, three laundry rooms, one clubhouse and a rental office, plus amenities (e.g. pool, jacuzzies, gyms) for a footprint totaling 151,180 square-feet of the 498,372 square-foot lot. The apartment units will be one-bedroom, two-bedroom, or three-bedroom. Common open space is proposed throughout the complex and totals 102,030 square-feet. The Proposed Project includes 214 carports and 210 parking stalls for a total of 424 parking spaces provided for residents. Access to the Project Site is proposed via a main entrance at Winona Street and three additional gated accesses are proposed along Balsam Road (See Figure 3-Site Plan). Furthermore, uses adjacent to the Project Site include an apartment complex to the east, single-family residential to the south, a school to the west and vacant land to the north.

Project History and Background

The 11.4-acre Project Site was purchased by the applicant with the intent to develop a 212-unit residential apartment development. The rapidly growing population in the City and geographical location of the project provides an ideal opportunity to provide residential units for the City's residents.

Proposed Operations

A 212-unit apartment complex would serve as a residential community for future and existing residents in the City of Victorville.

Access

The project would include a primary entrance/exit, three additional gated accesses proposed along Balsam Road and an emergency entrance/exit for a total of five access points. The primary entrance/exit would be located on the north edge of the Project Site and would be accessed from Winona Street. The emergency entrance/exit would be located on the south edge of the Project Site and would be accessed from Nisqualli Road (See Figure 3).

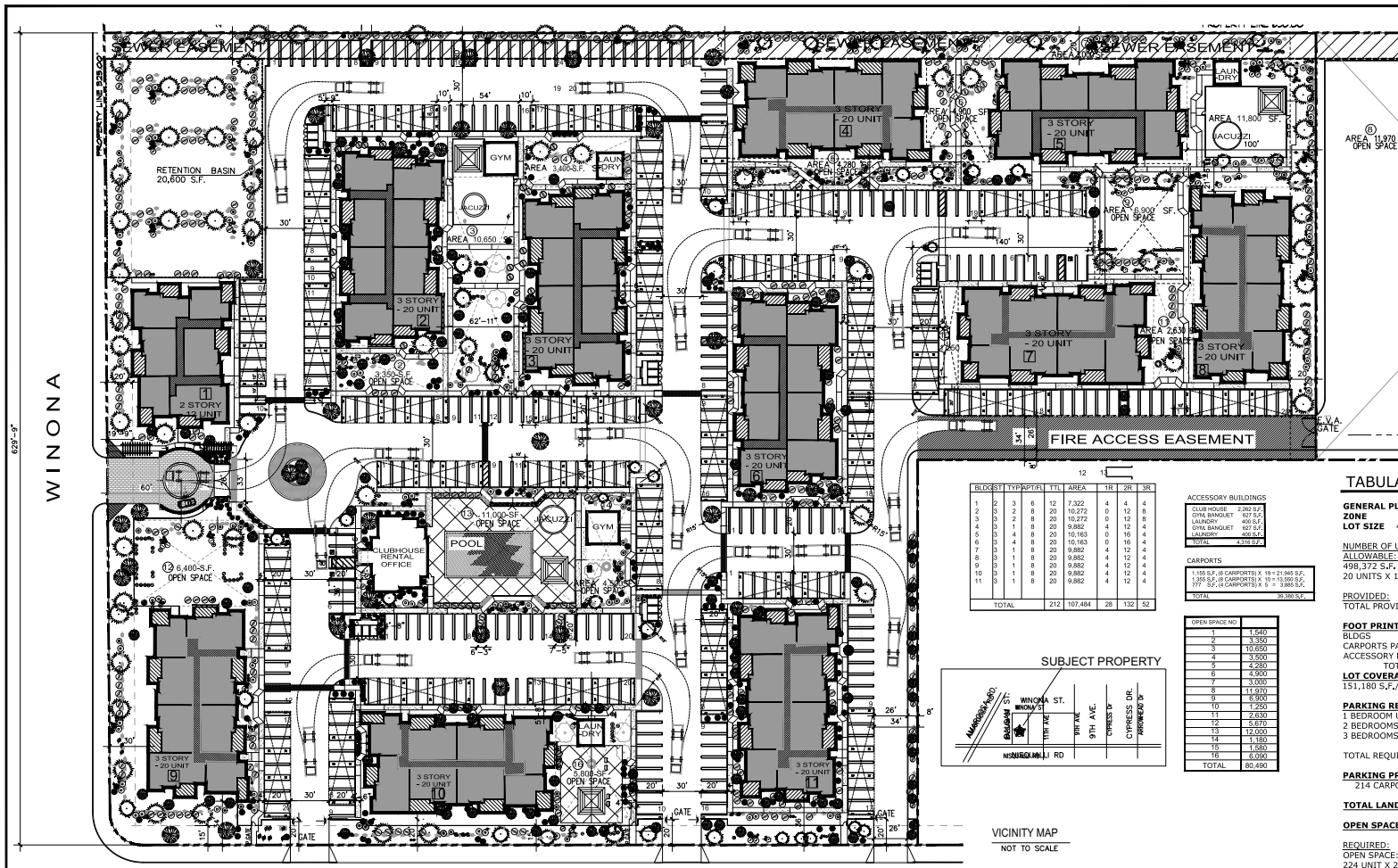
Construction and Schedule

The Proposed Project is anticipated to start construction no sooner than October 2021 and should be completed by mid-December 2022. The Proposed Project would be fully operational in 2023. Construction would consist of site preparation, grading, paving, building construction and architectural coating.

9. Surrounding Land Uses and Existing Setting:

The Project Site is surrounded by the following land uses (See Figure 2):

- North Property Line – Vacant land (Zoned for R-4)
- East Property Line – Apartment complex (Zoned for R-4T)
- South Property Line – Residential (Zoned for R-1)
- West Property Line – Victor Valley Christian School (Zoned for C-1)



SITE PLAN
SCALE 1/40" = 1'-0"

BALSAM RD

BLDGST	TYP	PFT	TTL	AREA	1R	2R	3R	
1	2	3	6	12	7,322	4	4	4
2	2	2	8	20	10,272	0	12	8
3	2	2	8	20	10,272	0	12	8
4	1	0	8	20	9,882	4	12	4
5	4	4	8	20	10,163	0	16	4
6	3	1	8	20	9,882	4	12	4
7	3	1	8	20	9,882	4	12	4
8	3	1	8	20	9,882	4	12	4
9	3	1	8	20	9,882	4	12	4
10	3	1	8	20	9,882	4	12	4
11	3	1	8	20	9,882	4	12	4
TOTAL				212	107,484	28	132	52

ACCESSORY BUILDINGS

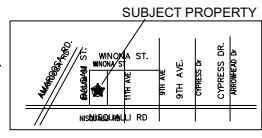
CLUB HOUSE	2,263 S.F.
GYM BANQUET	623 S.F.
LAUNDRY	408 S.F.
GYM BANQUET	623 S.F.
LAUNDRY	408 S.F.
TOTAL	4,325 S.F.

CARPORITS

1,155 S.F. (6 CARPORITS) x 19' x 21,945 S.F.	
1,395 S.F. (6 CARPORITS) x 19' x 13,550 S.F.	
777 S.F. (4 CARPORITS) x 6' x 3,888 S.F.	
TOTAL	29,383 S.F.

OPEN BRIDGE NO.

1	1,540
2	3,350
3	10,650
4	13,550
5	4,280
6	4,280
7	3,000
8	11,920
9	6,900
10	1,250
11	2,430
12	5,870
13	12,000
14	1,180
15	1,580
16	8,090
TOTAL	80,450



VICINITY MAP
NOT TO SCALE

TABULAR

GENERAL PLANNING ZONE
LOT SIZE 49,372 S.F. / 20 UNITS X 11,180 S.F. / 20 UNITS X 11,180 S.F.

NUMBER OF UNITS ALLOWABLE: 20 UNITS X 11,180 S.F. / 20 UNITS X 11,180 S.F.

PROVIDED:
TOTAL PROVIDED: 20 UNITS

FOOT PRINT:
BLDGs: 107,484 S.F.
CARPORITS PARKING: 29,383 S.F.
ACCESSORY BUILDINGS: 4,325 S.F.
TOTAL: 141,192 S.F.

LOT COVERAGE: 151,180 S.F. / 49,372 S.F. = 30.5%

PARKING REQUIREMENTS:
1 BEDROOM UNITS: 1 CARPORIT
2 BEDROOMS: 2 CARPORITS
3 BEDROOMS: 3 CARPORITS
TOTAL REQUIRED: 20 CARPORITS

TOTAL PROVIDED: 20 CARPORITS

TOTAL LANDS: 49,372 S.F.

OPEN SPACE: 20 UNITS X 200 S.F. = 4,000 S.F.

REQUIRED: 20 UNITS X 200 S.F. = 4,000 S.F.

PROVIDED: 20 UNITS X 200 S.F. = 4,000 S.F.

PRIVATE OPEN SPACE: 20 UNITS X 200 S.F. = 4,000 S.F.

COMMON OPEN SPACE: 20 UNITS X 200 S.F. = 4,000 S.F.

PROJECT NO: 190401 CAD FILE: DRAWN BY: MM. CHECKED BY: MM. DWG SCALE: NOTED DATE: 08-11-19	SHEET TITLE: SITE PLAN	SHEET: S-P 1 OF 9	GEORGE BEHNAME ARCHITECT 1150 E. ORANGETHORPE #109 PLACENTIA, CA 92670 (714) 572-2384 FAX: (714) 572-2385 E-mail: GBehnam@gebehnam.com	
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10. Other Public Agencies

The following permits and regulations are applicable to the project and involve other public agencies whose approval may be required:

- Mojave Water Agency
- Lahontan Regional Water Quality Control Board
- Mojave Desert Air Quality Management District

11. Tribal Consultation

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

Environmental Factors Potentially Affected

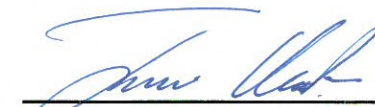
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

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

Environmental Determination

On the basis of the initial evaluation:

- I find the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Name, Title

Associate Planner

11/23/21
Date

I. Aesthetics <i>Except as provided in Public Resources Code Section 21099, would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Existing Environmental Setting

The City’s General Plan Resource Element recognizes the protection of local scenic resources as necessary for maintaining the overall livability and aesthetic qualities of the City. Joshua trees are a notable aesthetic feature in the City in addition to being protected under the California Endangered Species Act. The Joshua tree is a locally protected archetypal plant of the Mojave Desert that may live several hundred years and provides habitat for a variety of native wildlife species.

Discussion

a-b. The Project Site is not within a state scenic highway and there are no identifiable scenic vistas in the immediate area according to the Caltrans California State Scenic Highway System Map.¹ There are no identifiable scenic resources within the Project Site, such as historic buildings or rock outcroppings. There are 14 Joshua trees that have been documented on-site. Mitigation for any impacts to Joshua trees, including removal would occur in accordance with the September 2020, California Fish and Game Commission’s listing of the western Joshua tree under the California Endangered Species Act to protect the species for at least one year.

c. The Proposed Project would involve the development of 11 apartment buildings for residential use. The City’s General Plan and Development Code assumes and permits this type of development and provides development standards such as height restrictions and other design guidelines which are intended to reduce any potential degradation to visual character and quality of public views. The Proposed Project would not

¹ <https://www.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfcc19983>. Accessed 6/16/21.

substantially degrade the existing visual character or degrade any existing public views that are publicly accessible from a vantage point. The General Plan designation for APN 3092-401-01 and -02 is High Density Residential (HDR) with a zoning of Multi-Family Residential (R-4) in which the Proposed Project is an allowable use under the current land use designations. The General Plan designation for APN 3092-401-07 is Commercial (COM) with Zoning of General Commercial (C-2). Upon approval of a Zone Change and General Plan Amendment for APN 3092-401-07 to change the General Plan designation to HDR and to change the zoning to R-4, the entire Project Site would be in conformance with the General Plan and the Proposed Project would be an allowable use. Furthermore, uses adjacent to the Project Site include an apartment complex to the east, single-family residential to the south, a school to the west and vacant land to the north. Implementation of the Proposed Project would be comparable to adjacent uses and would not conflict with applicable zoning and other regulations governing scenic quality. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

d. 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 and east and the school to the west. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

References

Caltrans. *California State Scenic Highway System Map*. Accessed June 16, 2021 from <https://www.ar-cgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfcc19983>

II. Agriculture and Forest Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d. Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a. The California Department of Conservation identifies the Project Site as “Grazing Land.”² Grazing land is land on which the existing vegetation is suited to the grazing of livestock. No prime farmland, unique farmland, or farmland of statewide importance occurs at the Project Site or in its immediate vicinity. Development of the Project Site would therefore not convert farmland to a non-agricultural use. No impacts are identified or anticipated, and no mitigation measures are required.

b. The Project Site is not under a Williamson Act Contract. San Bernardino County does not hold any Williamson Act contracts on properties within the city limits.³ Future Williamson Act contracts are not

² <https://maps.conservation.ca.gov/DLRP/CIFF/> Accessed May 17, 2021.

³ <https://www.arcgis.com/apps/webappviewer/index.html?id=fcb9bc427d2a4c5a981f97547a0e3688> Accessed May 17, 2021.

anticipated because no agriculturally zoned land exists in the City. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

c. The Project Site is currently zoned High Density Residential and General Commercial. Upon approval of a General Plan Amendment and Zone Change, the General Commercial zone on one parcel would change to High Density Residential. Implementation of the Proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned for Timberland Production. The Project Site is within a predominantly urbanized area and forest land, timberland, or timberland zone designations do not occur in the vicinity. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

d. The Project Site is located in the High Desert and does not support forest land. Implementation of the Proposed Project would not convert forest land to non-forest use. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

e. As stated previously, the Project Site is identified as “Grazing Land.” There will be no loss of farmland use or conversion of forest land to non-forest use as a result of implementation of the Proposed Project. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

References

California Department of Conservation, 2016. *California Important Farmland Finder*. Accessed May 17, 2021 at: <https://maps.conservation.ca.gov/DLRP/CIFF/>

California Department of Conservation, 2020. *San Bernardino County Williamson Contract*. Accessed May 17, 2021 at <https://www.arcgis.com/apps/webappviewer/index.html?id=fcb9bc427d2a4c-5a981f97-547a0e3688>

III. Air Quality <i>Where applicable, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Existing Environmental Setting

The Project Site is in San Bernardino County within the Mojave Desert Air Basin (MDAB). The MDAB is an assemblage of mountain ranges interspersed with long broad valleys that often contain dry lakes. Many of the lower mountains throughout the vast terrain rise from 1,000 to 4,000 feet above the valley floor. Prevailing winds in the MDAB are out of the west and southwest. These prevailing winds are due to the proximity of the MDAB to coastal and central regions and the blocking nature of the Sierra Nevada Mountains to the north; air masses pushed onshore in southern California by differential heating are channeled through the MDAB. The MDAB is separated from the southern California coastal and central California valley regions by mountains (highest elevation approximately 10,000 feet), whose passes form the main channels for these air masses. The MDAB is bordered in the southwest by the San Bernardino Mountains, separated from the San Gabriel Mountains by the Cajon Pass (4,200 feet). A lesser channel lies between the San Bernardino Mountains and the Little San Bernardino Mountains (the Morongo Valley).

The U.S. Environmental Protection Agency (USEPA), under the federal Clean Air Act (CAA), establishes maximum ambient concentrations for seven criteria air pollutants (CAPs). These maximum concentrations are known as the National Ambient Air Quality Standards (NAAQSs). The seven CAPs are ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), respirable particulate matter (PM₁₀), fine particulate matter (PM_{2.5}), and lead (Pb).

For areas within the State that have not attained air quality standards, the CARB works with local air districts to develop and implement attainment plans to obtain compliance with both federal and State air quality standards. The local air district with jurisdiction over the Project Site is the Mojave Desert Air Quality Management District (MDAQMD).

Discussion

a. The MDAQMD and the Southern California Association of Governments (SCAG) are responsible for formulating and implementing the air quality attainment plan (AQAP) for the MDAB. Regional AQAPs were adopted in 1991, 1994, and 1997. The following the State Implementation Plan (SIP) and AQAP are the currently approved plans for the Basin region:

- 1997 SIP for O₃, PM₁₀, and NO₂
- 1995 Mojave Desert Planning Area Federal PM₁₀ Attainment Plan; no formal action by the EPA

The MDAQMD completed the MDAQMD 2004 Ozone Attainment Plan (State and federal) in April 2004, which has been approved by the EPA. According to the MDAQMD, a project is non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. A project is conforming if it complies with all applicable MDAQMD rules and regulations, complies with all proposed control measures that are not yet adopted from the applicable plan(s), and it is consistent with the growth forecasts in the applicable plan(s) (or is directly included in the applicable plan).

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)

Ambient Air Quality Standard	Status
	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 proposed project includes development of the approximately 11.44-acre project site with 212 apartment dwelling units. The project is on three parcels, Assessor Parcel Numbers (APNs) 3092-401-01, 3092-401-02 and 3092-401-07. Per the City of Victorville General Plan 2030 Land Use and Zoning Districts Map, the current land use for APB 3092-401-01 and -02 is High Density Residential (15-20 du/ac) and the current zoning is R-4 Multi-Family (15-20 du/ac). Therefore, at 18.6 dwelling units per acre, the project is an allowable use under the current land use designations for these two parcels; however, APN 3092-401-07 has a current land use designation of Commercial (COM) and a current zoning of General Commercial (C-2). The project includes a Zone Change and General Plan Amendment to change the land use of APN 3092-401-07 to HDR and the zoning to R-4.

An Air Quality, Global Climate Change, and Energy Impact Analysis, dated December 31, 2020, was completed by Ganddini Group, Inc., for the Proposed Project. The proposed project is not currently consistent with all of the existing land use and zoning designations. However, once the Change of Zone and General Plan Amendment are approved, the project would be consistent with the zoning and land use designations. According to the Ganddini report, although the project, Change of Zone and General Plan Amendment may initially result in an inconsistency with the Attainment Plan on paper, the inconsistency would not necessarily constitute a conflict with the Attainment Plan. Furthermore, as a residential use is a less intensive use than a commercial use, the proposed residential use is not expected to increase the number of trips, and/or increase the overall vehicle miles traveled over what would occur with development of the parcel as a commercial use. The MDAQMD acknowledges that strict consistency with all aspects of the Attainment Plan is not required in order to make a finding of no conflict. Rather, a project is considered to be consistent with the Attainment Plan if it furthers one or more policies and does not obstruct other policies. The project would implement contemporary energy-efficient technologies and regulatory/operational programs required per Title 24, CALGreen and City standards.

Generally, compliance with MDAQMD emissions reductions and control requirements also act to reduce project air pollutant emissions. In combination, project emissions-reducing design features and regulatory/operational programs are consistent with and support overarching Attainment Plan air pollution reduction strategies. Project support of these strategies promotes timely attainment of

Attainment Plan air quality standards and would bring the project into conformance with the Attainment Plan. As shown by the results of this air analysis, the project's emissions do not exceed any MDAQMD thresholds during either short-term construction or long-term operation of the project. Therefore, the proposed project is not anticipated to exceed the Attainment Plan assumptions for the project site and is found to be consistent with the Attainment Plan for the second criterion. Based on the above, the proposed project would not conflict with implementation of the MDAQMD Attainment Plans, impacts are considered to be less than significant. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

b. An Air Quality, Global Climate Change, and Energy Impact Analysis, dated December 31, 2020, was completed by Ganddini Group, Inc. for the Proposed Project. 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.

Construction Emissions

Construction activities associated with the Proposed Project would have the potential to generate air emissions and toxic air contaminant emissions. The Proposed Project has been anticipated in the modeling to start construction no sooner than May 2021 and to be completed no sooner than December 2022. The resulting emissions generated by construction of the Proposed Project are shown in Table 2, below.

Table 2
Construction Emissions Summary
(Pounds per Day)

Equipment	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Grading	4.27	46.45	31.51	0.06	5.53	3.27
Building Construction	3.44	26.72	28.18	0.08	4.18	1.79
Paving	1.39	11.16	15.01	0.02	0.69	0.56
Architectural Coating	114.68	1.55	3.64	0.01	0.60	0.22
Total for overlapping phases³	119.51	39.43	46.83	0.11	5.48	2.57
MDAQMD Threshold	137	137	548	137	82	82
Significant	No	No	No	No	No	No

Source: Ganddini Group, Inc. *Air Quality, Global Climate Change, and Energy Impact Analysis*. December 31, 2020. Table 6.

3. Construction, painting and paving phases may overlap.

As shown Table 2, the anticipated construction emissions are less than the MDAQMD thresholds and would be considered less than significant. 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. This would include, but not be limited to the following:

1. 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.
2. 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.
3. The Project Proponent shall ensure that disturbed areas are treated to prevent erosion.
4. The Project Proponent shall ensure that ground disturbing activities are suspended when winds exceed 25 miles per hour.

Although the Proposed Project would not exceed MDAQMD thresholds for exhaust emissions during operations, the Applicant would be required to implement the following conditions as required by MDAQMD:

5. All equipment must be tuned and maintained to the manufacturer’s specification to maximize efficient burning of vehicle fuel.
6. 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.

Operation 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 and are listed in Table 3, below.

Table 3
Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Area	14.38	14.38	14.38	14.38	14.38	14.38
Energy	0.02	0.02	0.02	0.02	0.02	0.02
Mobile	0.35	2.69	4.11	0.02	1.26	0.35
Total Emissions	14.75	2.69	4.11	0.02	1.26	0.35
MDAQMD Threshold	25	25	100	25	15	15
Significance	No	No	No	No	No	No

Source: Ganddini Group, Inc. *Air Quality, Global Climate Change, and Energy Impact Analysis*. December 31, 2020. Table 7.

As shown on Table 3, annual 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. No significant adverse impacts are identified or anticipated and no mitigation measures are required.

c. The MDAQMD *CEQA and Federal Conformity Guidelines*⁴ define sensitive receptor land uses as residences, schools, daycare centers, playgrounds and medical facilities. The following project types for sites within the specified distance of existing or planned sensitive receptor land uses must be evaluated using the MDAQMD's health risk significance thresholds:

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

The 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. 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.

References

Mojave Desert Air Quality Management District, 2004 Ozone Attainment Plan (State and Federal), April 26, 2004, <http://mdaqmd.ca.gov/home/showdocument?id=174>

Ganddini Group, Inc. *Air Quality, Global Climate Change, and Energy Impact Analysis*. December 31, 2020.

⁴ Mojave Desert Air Quality Management District. *CEQA and Federal Conformity Guidelines*, August 2016, <http://mdaqmd.ca.gov/home/showdocument?id=538>

IV. Biological Resources <i>Would the project:</i>	Potentially Significant Impact	Less than Significant with 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 regulations, or by the California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, or NOAA Fisheries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Existing Environmental Setting

A General Biological Resources Assessment was prepared for the Proposed Project by RCA Associates, dated June 2020 (see Appendix B for report). The BRA was designed to address potential effects of the Proposed Project to designated critical habitats and/or any species currently listed or formally proposed for listing as endangered or threatened under the federal Endangered Species Act (ESA) and the California Endangered Species Act (CESA) or species designated as sensitive by the California Department of Fish and Wildlife (CDFW) or the California Native Plant Society (CNPS). Biological surveys were conducted

on a 11.44-acre parcel located at the corner of Nisqualli Road and Balsam Road in the City of Victorville, California (Township 5 North, Range 4 West, Section 29, USGS Hesperia, California Quadrangle, 1956) (Figures 1, 2, 3, and 4). Focused surveys were also performed for the desert tortoise and burrowing owl. The site does show signs of being disturbed in the past by various human activities (i.e., off-road vehicles, trash dumping, etc.); however, most of the site supports native vegetation. The property supports a creosote community consisting of Joshua trees (*Yucca brevifolia*), creosote bush (*Larrea tridentata*), rubberbrush (*Ericameria nauseosa*), Indian ricegrass (*Oryzopsis hymenoides*), California buckwheat (*Eriogonum fasciculatum*), desert needle (*Stipa speciosa*), Nevada joint fir (*Ephedra nevadensis*), and brome grasses (*Bromus sp.*).

In September 2020, the Joshua tree was listed as a candidate endangered species under the California Endangered Species Act. Because Joshua trees were identified on the site during the June 17, 2020 surveys, a second update to the General Biological Resources Assessment report was prepared by RCA and dated October 13, 2021 (see Appendix B-1 for report). Findings of that report related to the Joshua tree are also discussed herein.

Discussion

a. Field surveys were carried out by RCA on June 17, 2020 and on September 30, 2021 to collect data on the plant and animal species present on the site. The property was also evaluated for the presence of habitats which might support sensitive species. Following completion of the initial reconnaissance survey, protocol surveys were conducted for the desert tortoise and burrowing owl as per agency requirements, and a habitat assessment was performed for the Mohave ground squirrel.

As part of the BRA a search of the California Natural Diversity Database (CNDDDB) search was performed. Based on the CNDDDB database, it was determined that 14 special status species have been documented within the Hesperia quad of the property. As observed during the field survey, the Project Site supports a creosote community which covers most of the property. Species present on the site included creosote bush (*Larrea tridentata*), Joshua trees (*Yucca brevifolia*), rubberbrush (*Ericameria nauseosa*), Nevada jointfir (*Ephedra nevadensis*), rabbitbrush (*Ericameria nauseosa var*), desert needle (*Stipa speciosa*), and Indian ricegrass (*Oryzopsis hymenoides*). Birds observed included ravens (*Corvus corax*), house finch (*Carpodacus mexicanus*), mourning dove (*Zenaidura macroura*), Costa's hummingbird (*Calypte costae*) and Say's phoebe (*Sayornis saya*). Black-tailed jackrabbit (*Calypte costae*) and desert cottontail (*Sylvilagus auduboni*) were observed on the site. Coyotes were seen on the property, and are known to occur in the area traversing the site during hunting activities. Antelope ground squirrels (*Ammospermophilus leucurus*) and Merriam's kangaroo rats (*Dipodomys merriamii*) may also occur on the site given their wide-spread distribution in the region. Reptiles observed during the survey include desert spiny lizard (*Sceloporus magister*), side-blotched lizard (*Uta stansburiana*), and western whiptail lizard (*Cnemidophorus tigris*). No sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations.

The habitat assessments were conducted for the desert tortoise, and focused surveys were performed for the presence of any potential tortoise burrows by RCA. The Project Site is located within the documented tortoise habitat according to CNDDDB with the nearest documented sighting approximately 4.5-miles northwest of the property (CNDDDB, 2020). The property supports marginal habitat for the desert tortoise based on the location of the Project Site in a developed area of Victorville. No tortoises or tortoise signs

(burrows, scats, etc.) were observed anywhere within the property boundaries during the field survey. The species is not expected to move onto the site in the near future based on the absence of any sign, absence of any recent observations in the immediate area, and the presence of busy roadways and developments in the immediate area. The developments which border the site act as barriers to migration of tortoises onto the site. Therefore, impacts to desert tortoise are considered less than significant.

A survey was conducted for the Mohave ground squirrel during the June 17, 2020 field survey. Part of the assessment included evaluation of documented local populations and assessment of connectivity with other habitats in the surrounding area which might support populations of the Mohave ground squirrel. The nearest documented observation of the Mohave ground squirrel is approximately 4-miles southeast of the property. Due to the very low population levels and no recent observations in the immediate area surrounding the site, the probability of the species currently inhabiting the site is relatively low. Therefore, impacts to Mohave ground squirrel are considered less than significant.

The Burrowing Owl (*Athene cunicularia hypugaea*) is a resident species in lowland areas of southern California. It prefers open areas for foraging and burrowing and is found widely scattered in open desert scrub. This species is scarce in coastal areas, being found mainly in agricultural and grassland habitats. The Burrowing Owl is considered a migratory species in portions of its range, which includes western North America from Canada to Mexico, and east to Texas and Louisiana. Burrowing Owl populations in California are considered to be sedentary or locally migratory. The Burrowing Owl is not listed under the state or federal Endangered Species Act but is considered both a federal and state Species of Special Concern. The Burrowing Owl is a migratory bird protected by the international treaty under the Migratory Bird Treaty Act of 1918 and by State law under the California Fish and Game Code. The Project Site is located within documented burrowing owl habitat according to CNDDDB with the nearest documented sighting approximately 0.25-miles east of the property (CNDDDB, 2020). No owls or owl sign (whitewash, castings, etc.) were seen on the property during the survey or at the entrances of the few suitable (i.e., occupiable) burrows observed on the site. The species is relatively mobile and could potentially occur on the Project Site in the future; therefore, impacts are considered less than significant with implementation of Mitigation Measure BIO-1.

The only protected plants which were observed on the site include 14 Joshua trees which were scattered throughout the property. As of September 22, 2020, the California Department of Fish and Wildlife temporarily listed the western Joshua tree (*Yucca brevifolia*) as an endangered species for one year until a final decision is made in 2021. The site contains multiple Joshua trees, and any attempt to remove a Joshua tree, dead or alive, from its current position will require an Incidental Take Permit (ITP). 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.”⁵ 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 and is still subject

⁵ FISH & G. CODE § 2081(B); CAL. CODE REGS., TIT. 14, §§ 783.2-783.8

to a status review by the CDFW, it is impractical to determine the specific details of mitigation, beyond compliance with the ITP.

Mitigation Measure BIO-2 will reduce impacts to less than significant. 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. 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.

Mitigation Measure BIO-1: Pre-construction surveys for burrowing owls, desert tortoise, and nesting birds protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code shall be conducted prior to the commencement of Project-related ground disturbance.

- A. Appropriate survey methods and timeframes shall be established, to ensure that chances of detecting the target species are maximized. In the event that listed species, such as the desert tortoise, are encountered, authorization from the United States Fish and Wildlife Service (USFWS) and CDFW must be obtained. If nesting birds are detected, avoidance measures shall be implemented to ensure that nests are not disturbed until after young have fledged.
- B. Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas.

Mitigation Measure BIO-2: Prior to the implementation of the recommended measures outlined in the Protected Plant Preservation Plan, an ITP shall be obtained from CDFW for any Joshua Tree on-site removed from its current position as deemed applicable by the CDFW. CDFW may require the preparation of additional habitat assessments prior the issuance of an ITP; any such requirement, as well as mitigation for the loss of trees will be established by CDFW and incorporated into the City's adopted Mitigation Monitoring and Reporting Program for the Proposed Project.

c. The Project Site is not located within riparian habitat identified in local or regional plans, policies, regulations or by the CDFW or USFWS. The Project Site does not include any state or federally protected wetlands. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

d. Wildlife corridors represent areas where wildlife movement is concentrated due to natural or anthropogenic constraints. Local corridors provide access to resources such as food, water, and shelter. Animals use these corridors, which are often hillsides or riparian areas, to move between different habitats. Regional corridors provide these functions and link two or more large habitat areas. The BRA concluded that no distinct wildlife corridors were identified on the Project Site or in the immediate area. No impacts are identified or anticipated and no mitigation measures are required.

e. A *Protected Plant Preservation Plan (PPRP)*, dated November 2, 2018, was completed by RCA Associates, Inc. (RCA) in compliance with the County of San Bernardino and City of Victorville Ordinances protecting native desert plants. The PPRP identified 14 Joshua Trees (*Yucca brevifolia*) on the Project Site. Following the analysis of each tree it was determined that 8 of the 14 Joshua trees (58%) are suitable for transplanting. The remaining trees (6) were determined to be unsuitable for transplanting due

to a variety of factors such as; size, condition, damage, possibly disease, etc. for a variety of wildlife species including desert wood rats (*Neotoma* sp.) and night lizards (*Xantusia* sp.) both of which utilize the base of the trees. A variety of birds also utilize Joshua trees for nesting such as hawks, common ravens, and cactus wrens. California Department of Fish and Wildlife (CDFW) consider Joshua tree woodlands as areas that support relatively high species diversity and as such are considered to be a sensitive desert communities. Joshua trees are also considered a significant resource under the California Environmental Quality Act (CEQA) and are included in the Desert Plant Protection Act, Food and Agricultural Code (80001-80006).

Any Joshua trees that are not suitable for relocation/transplanting due to size, health of the tree, presence of damage, excessive branches, and exposed roots may require compensation as determined by the CDFW ITP process as discussed above.

f. The City of Victorville General Plan does not identify the Project Site, nor the vicinity to be within a Habitat Conservation Plan. The Proposed Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state Habitat Conservation Plan since there is no adopted Habitat Conservation Plan or Natural Community Conservation Plan in the Project area or local region. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

References

RCA Associates, Inc. *Protected Plant Preservation Plan*. November 2, 2018.

RCA Associates, Inc. *General Biological Resources Assessment*. June 22, 2020.

V. Cultural Resources <i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

A Historical/Archaeological Resources Survey Report (Cultural Report), dated August 10, 2016, was completed by CRM Tech and an updated report was prepared July 2, 2020 to reexamine findings and conclusions from the original report. This included an updated records search from the South Central Coastal Information Center (SCCIC), a request to the California Native American Heritage Commission (NAHC) for a search of their Sacred Lands File (SLF). CRM Tech also conducted an intensive on-foot survey of the project area in 2020. The Project Site is vacant with no evidence of human activities dating to the prehistoric or historic period found during the field survey.

Discussion

a-b. According to SCCIC records in the 2020 Cultural Report, a linear survey performed in 1978 crossed the southern portion of the project area in an east-west direction, but the project area as a whole had not been surveyed systematically prior to the Cultural Report, and no historical/archaeological sites had been recorded on or adjacent to the Project Site. Outside the project area, within a one-mile radius, SCCIC records show at least 18 other previous studies covering various tracts of land and linear features, including an adjacent linear survey along Nisqualli Road. As a result of these and other similar studies in the vicinity, nine historical/archaeological sites have been recorded within the one-mile radius. All but two of these sites dated to the historic period, and the nearest prehistoric site, described as a small camp site with scattered lithic artifacts, was recorded 0.7 mile to the east. Two of the historic-period sites were located within 1,000 feet of the project area, consisting of a late 19th century wagon road known as the Oro Grande Wash Road and a group of structural remains. None of these previously recorded sites was found in the immediate vicinity of the project area, and thus none of them requires further consideration.

The Project Site is vacant with no evidence of human activities dating to the prehistoric or historic period found during the field survey performed by CRM Tech. However, there always exists a potential to encounter previously unreported subsurface historical and archaeological resources during future construction activities. Mitigation Measures CUL-1 and CUL-2 would reduce potentially significant impacts on archaeological and historical resources, including human remains to less than significant.

Mitigation Measure CUL-1: In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered areas may continue during this assessment period. Additionally, the SMBMI Cultural Resources Department shall be contacted, as detailed within Mitigation Measure TCR-1, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

Mitigation Measure CUL-2: If significant pre-contact and/or historic-era cultural resources, as defined by CEQA are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within Mitigation Measure TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

c. The Cultural Report concluded that no human remains were encountered during either survey. However, there is always a potential to encounter human remains during earth moving activities. Mitigation Measure CUL-3 would reduce potentially significant impacts on human remains to less than significant.

Mitigation Measure CUL-3: If, at any time, human remains or suspected human remains are identified within the Project Site, the Contractor will halt work in the immediate vicinity of the find and establish a buffer zone around the find. If the archaeological consultant is on-site, the archaeological consultant will oversee the level of protection. The City will be immediately notified and the City will contact the County Coroner (within 24 hours). The Coroner has the authority to examine the find in situ and make a determination as to the nature of the find:

- a) If the remains are determined to be human, the Coroner will determine whether or not they are likely of Native American origin. If so, the Coroner will contact the Native American Heritage Commission and the Commission will name the Most Likely Descendent (MLD). In consultation between the City, Property Owner, MLD, and consulting archaeologist, the disposition of the remains will be defined. If there is a conflict, the Native American Heritage Commission will act as a mediator.
- b) If the remains are determined to be archaeological, but not of Native American origin, the City, Property Owner and archaeological consultant will determine the management of the find and the removal from the site. The Property Owner would be responsible for any costs related to the removal, analysis, and reburial.
- c) If the remains are determined to be of forensic value, the Coroner will arrange for the removal of the remains and oversee the analysis and disposition.

References

CRM Tech. *Historical/Archaeological Resources Survey Report*. August 10, 2016.

CRM Tech. *Historical/Archaeological Resources Survey Report*. July 2, 2020.

VI. Energy	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

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.

Discussion

a.

Electricity

Southern California Edison (SCE) provides electricity to the 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 32,479.8 GWh in the year 2019. The CalEEMod model projected that the proposed apartment complex would consume 1.04 GWh annually. The increase in electricity demand from the project would represent 0.003 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. 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 in the demand for natural gas. According to the California Energy Commission: Gas Consumption by County, San Bernardino County (which includes Southwest Gas and other providers in the County), residential use consumed 275,034,031 Therms in the year 2019 within San Bernardino County. The CalEEMod model projected that the proposed apartment complex would consume 32,765.67 Therms annually. The increase in natural gas demand from the project would represent 0.0012 percent of the San Bernardino County 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. No significant adverse impacts are identified or anticipated and no mitigation is recommended.

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

References

California Energy Commission. *California Energy Consumption Database*. Accessed 6/8/21 from <https://ecdms.energy.ca.gov/Default.aspx>

VII. Geology and Soils <i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Environmental Setting

According to the City of Victorville General Plan, the City is located in an area of high seismic activity. The probability of a major earthquake from the San Andreas, Helendale, and San Jacinto Faults is considered to be high.

There are no faults or fault traces that are known or suspected to exist within the City of Victorville. No Alquist-Priolo Special Studies Zones are located within the City. Therefore, the project is not located within an Alquist-Priolo Earthquake Fault zone since there is no evidence of a “potentially active fault” located in the area.

The City’s Housing Element requires all new development to employ design and construction techniques that will reduce the potential for loss of life, injury, and property damage in the event of a major earthquake (City of Victorville 2008). Geotechnical recommendations were provided in an updated Geotechnical Engineering Report, dated April 3, 2018 by GEO-CAL, Inc. prepared for the adjacent property to the south. Reference to findings in the report are provided herein.

Discussion

a(i). The Project Site is not located within a currently delineated CGS Special Studies Zone (formerly known as Alquist-Priolo Earthquake Fault Hazard Zone and there are no known faults on-site⁶. The possibility of damage due to ground rupture is considered negligible since active faults are not known to cross the Project Site. However, secondary effects of seismic shaking resulting from large earthquakes on the majors on major faults in the Southern California region, which may affect the Project Site, include soil liquefaction, dynamic settlement, shallow ground rupture, seiches and tsunamis. The nearest fault to the Project Site is the San Andreas fault, which is identified as an Alquist-Priolo fault and is located approximately 15 miles to the southwest of the Project Site. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

a(ii). As is the case for most areas of Southern California, ground shaking resulting from earthquakes associated with nearby and more distant faults may occur at the Project Site. During the life of the Proposed Project, seismic activity associated with the active faults can be expected to generate moderate to strong ground shaking at the Project Site. As a mandatory condition of project approval, the Proposed Project would be required to construct proposed structures in accordance with the California Building Code (CBC) which is established by the California Building Standards Code. The code is also known as Title 24, Part 2 of the California Code of Regulations. The CBC is designed to preclude significant adverse effects associated with strong seismic ground shaking. With mandatory compliance with standard design and construction measures, potential impacts would be reduced to a less than significant and the Proposed Project would not expose people or structures to substantial adverse effects, including loss, injury or death, involving seismic ground shaking. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

a(iii, iv). The San Bernardino County Geologic Hazard Overlay Map (Victorville/San Bernardino #EHFH C) that covers the site and vicinity does not delineate any areas susceptible to liquefaction on the site or vicinity. Groundwater depths in the vicinity (well located at the SW corner of Nisqualli Rd. and Balsam Rd. and .34 miles SW of the site) are approximately 300 below the ground surface.

⁶ Geotechnical Engineering Report, GEO-CAL, INC, April 3, 2018, Page 5

(<https://wdl.water.ca.gov/waterdatalibrary/>). Generally, liquefaction does not occur where groundwater is deeper than 50 feet below the ground surface. Therefore, the potential for liquefaction at the site is remote.

According to the San Bernardino Countywide Plan, Policy Map HZ-2 Liquefaction & Landslides, the Project Site is not located in or near an area known to be susceptible to liquefaction or landslides.⁷ Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

b. During the development of the Project Site, which would include disturbance of 11.4 acres, project-related dust may be generated due to the operation of machinery on-site or due to high winds. Additionally, erosion of soils could occur due to a storm event. Development of the Proposed Project would disturb more than one acre of soil; therefore, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion. Adherence to BMPs is anticipated to ensure that the Proposed Project does not result in substantial soil erosion or the loss of topsoil. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

c. Soils on the Project Site are identified as Cajon Sand and Bryman Loamy fine sand, as shown the United States Department of Agriculture Natural Resources Conservation Service We Soil Survey Map.⁸ The geologic map that covers this area is the USGS map titled: Geologic map of the 15-minute Hesperia quadrangle, San Bernardino County, California, by T.W. Dibblee, USGS Open File Report OF-65-43, 1965. The map scale is 1:62,500. Based on the map the geologic units on the site are Alluvium (Qa) and Older Alluvium (Qoa). The Qa appears to coincide with the Cajon sand, and the Qoa coincides with the Bryman loamy fine sand. There are no landslides mapped on or adjacent to the site, plus the site is relatively flat with slopes no greater than 2%. Also, the San Bernardino County Geologic Hazard Overlay Map (Victorville/San Bernardino #EHFH C) that covers the site and vicinity does not delineate any areas with landslide susceptibility.

The Proposed Project would not be located on 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, as mentioned above. The Proposed Project would be required to comply with the Victorville Municipal Code and the latest adopted version of the California Building Code to ensure potential impacts related to soil erosion, landslide, lateral spreading, subsidence, liquefaction or collapse would be less-than-significant. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

d. Expansive soils are composed of fine-grained silts and clays which are subject to swelling and contracting. The amount of swelling and contracting is subject to the amount of fine-grained clay materials present in the soils and the amount of moisture either introduced or extracted from the soils. Soils on the

⁷ <https://www.arcgis.com/apps/webappviewer/index.html?id=5864a434814c4e53adc74101b34b1905>. Accessed 5/18/21.

⁸ <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>. Accessed 5/18/21.

Project Site are identified as Cajon Sand and Bryman Loamy fine sand, as shown the United States Department of Agriculture Natural Resources Conservation Service We Soil Survey Map.⁹ Both soils are considered well-draining to somewhat excessively drained and contain no clay materials. Additionally, the 2021 Geotechnical Engineering Report found that materials encountered at the adjacent in property were considered to be non-expansive. Thus, on-site soils are non-expansive in nature. No impacts are identified or anticipated and no mitigation measures are required.

e. The project would not include the use of septic tanks or alternative waste water disposal systems. The Proposed Project would be required to connect to the City's public sewer system during the construction phase of development and prior to operations. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

f. Soils on the Project Site consists of Cajon Sand and Bryman Loamy fine sand, as mentioned above. Both soils are considered to be Quaternary in age and the possibility of fossil remains is not highly likely. Paleontologic resources within the City include nine ancient lake bed deposits estimated to date back to the Pleistocene Epoch (10,000 to 900,000 years ago). These lake beds contain numerous mammalian fossils, including teeth, limb fragments, phalanges and metacarpal from horses, camels and other large animals.¹⁰ All of the City of Victorville, excepting those areas above the 2,985 foot contour or below the 2,727 foot contour, is located upon fossil bearing strata. The entire City of Victorville is considered to be sensitive regarding paleontological resources due to the existence of recovery sites throughout. The Project Site occurs on an elevation between 3,051 feet above mean sea level (amsl) and 3,034 feet amsl, making impacts associated to paleontological resources less than significant. However, implementation of Mitigation Measure GEO-1 would reduce potentially significant impacts on paleontological resources to less than significant.

Mitigation Measure GEO-1: Should older Quaternary Alluvial deposits be encountered during site preparation activities, a qualified paleontologist shall oversee the excavations to ensure that any paleontological specimens are identified, recovered, analyzed, reported, and curated in accordance with CEQA and the County of Riverside policies and guidelines. This program should be conducted while these older deposits are impacted and while the paleontological consultant deems the program necessary.

References

ARC GIS On-Line. <https://www.arcgis.com/apps/webappviewer>. Accessed 5/18/21.

ARCGIS.com.<https://www.arcgis.com/apps/webappviewer/index.html?id=5864a434814c4e53adc74101b34b1905>. Accessed 5/18/21.

City of Victorville General Plan 2030. 2008.

Geotechnical Engineering Report at Proposed Service Station, Supermarket, Food Retail and Carwash North Side of Nisqualli Rd East of Balsam Ave Victorville, California. GEO-CAL, Inc. April 3, 2018.

¹⁰ City of Victorville General Plan. Page R-17.

San Bernardino Countywide Plan. *Policy Map HZ-2 Liquefaction & Landslides*. 2019.

United States Department of Agriculture. <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>. Accessed 5/18/21.

(<https://wdl.water.ca.gov/waterdatalibrary/>)

VIII. Greenhouse Gas Emissions	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Existing Environmental Setting

Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHG) because they capture heat radiated from the sun as it is reflected back into the atmosphere, much like a greenhouse does. The accumulation of GHG has been implicated as the driving force for global climate change. The primary GHG are carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O), ozone, and water vapor.

While the presence of the primary GHG in the atmosphere are naturally occurring, CO₂, CH₄, and N₂O are also emitted from human activities, accelerating the rate at which these compounds occur within earth’s atmosphere. Emissions of CO₂ are largely by-products of fossil fuel combustion, whereas methane results from off-gassing associated with agricultural practices and landfills. Other GHG include hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride, and are generated in certain industrial processes.

CO₂ is the reference gas for climate change because it is the predominant GHG emitted. The effect that each of the aforementioned gases can have on global warming is a combination of the mass of their emissions and their global warming potential (GWP). GWP indicates, on a pound-for-pound basis, how much a gas is predicted to contribute to global warming relative to how much warming would be predicted to be caused by the same mass of CO₂. CH₄ and N₂O are substantially more potent GHG than CO₂, with GWP of 25 and 310 times that of CO₂, respectively.

Discussion

a-b. 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 occurs within the Mojave Desert Air Quality Management District (MDAQMD). 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. The MDAQMD threshold of 100,000 MTCO_{2e} per year was used as a threshold of significance in the Air Quality, Global Climate Change, and Energy Impact Analysis, dated December 31, 2020, completed by Ganddini Group, Inc., for the Proposed Project.

Emissions were estimated using the CalEEMod version 2016.3.2. 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 4. 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 4
Greenhouse Gas Operational Emissions
(Metric Tons per Year)

Source/Phase	CO ₂	CH ₄	N ₂ O	CO _{2e}
Area	313.41	0.2	0.0	323.66
Energy	506.29	0.0	0.0	508.51
Mobile	1,537.24	0.0	0.0	1,539.33
Waste	24.79	1.5	0.0	61.42
Water	94.21	0.46	0.0	109.22
Construction ¹	43.12	0.0	0.0	43.26
Subtotal Emissions	2,519.06	2.24	0.03	2,542.14
Total Emissions	5,063.47			
MDAQMD GHG Emissions Threshold	100,000			
Significant	No			

Source: Ganddini Group, Inc. *Air Quality, Global Climate Change, and Energy Impact Analysis*. December 31, 2020. Table 9.

1. Construction GHG emissions CO_{2e} based on a 30 year amortization rate.

As shown on Table 4, 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 the projected 2020 emissions from 607,252 MTCO_{2e} to 422,592 MTCO_{2e}. The construction and operation of the Proposed Project would account for less than one percent of the total 422,592 MTCO_{2e}. 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.

References

Ganddini Group, Inc. *Air Quality, Global Climate Change, and Energy Impact Analysis*. December 31, 2020.

IX. Hazards and Hazardous Materials <i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Existing Environmental Setting

As defined in Section 25117 of the California Health and Safety Code, a hazardous material is any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health or the environment if released into the workplace or the environment. Hazardous substances can take the form of a solid, dust, liquid, or fume and exhibit any of the criteria set forth in 22 CCR, Chapter 30, Article 11. A list of wastes that are presumed hazardous is

presented in Chapter 30, Article 9 of Title 22. Hazardous waste criteria include toxicity, ignitability, reactivity, and corrosivity.

The City of Victorville's General Plan Safety Element is intended to identify and, whenever possible, reduce the impact of natural and manmade hazards which may threaten the health, safety, and property of the residents living and working in the City of Victorville.

The Hazardous Waste and Substances Sites (Cortese) List website, maintained by the California State Department of Toxic Substances Control Hazardous Waste and Substances Sites List (Cortese List) indicates that there are no listed sites in the City.¹¹

Discussion

a-b. During construction of the Proposed Project, the use of hazardous substances would be limited in nature and subject to standard handling and storage of equipment. Although highly unlikely, the release of hazardous materials could occur during construction on any project. Any such releases would most likely be minor spillages of motor vehicle fuels and oils. The Proposed Project would be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) (see Hydrology and Water Quality Section), which would include Best Management Practices (BMPs) to be implemented during construction to avoid spills, immediately respond to any spills, and minimize the effects of such spills. The use and handling of chemicals during construction activities would occur in accordance with applicable federal, State, and local laws including California Occupational Health and Safety Administration (CalOSHA) requirements. During construction, it is highly unlikely that the release of hazardous materials at a level that would present a hazard to the environment or to human or animal life would occur. The Proposed Project would not use or store hazardous materials. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

c. The storage and use of hazardous materials are not associated with multi-family residential developments. The nearest school is Mojave Vista Elementary School located approximately one mile to the southeast. Therefore, no impacts associated with emission of hazardous or acutely hazardous materials, substances, or waste within 0.25-mile of a school are anticipated. No significant adverse impacts or anticipated and no mitigation measures are required.

d. The Project Site was not found on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control's EnviroStor data management system, accessed May 18, 2021. No hazardous materials sites are located within or in the immediate vicinity of the Project Site. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

e. Southern California Logistics Airport Planning Area (SCLA) includes the former George Air Force Base and an area north to the existing City boundary, and east towards the Mojave River and along the north side of Air Expressway of the former base.¹² The SCLA Planning Area is approximately 6 miles to the northwest of the Project Site. Therefore, the Proposed Project would not result in a safety hazard for people working in the project area. No impacts are identified or anticipated and no mitigation measures are required.

¹¹ <https://www.envirostor.dtsc.ca.gov/public/map/?assembly=42>. Accessed 5/18/21.

¹² City of Victorville General Plan. Page LU-26.

f. The Proposed Project would not impair or interfere with any future emergency response plan or emergency evacuation plan. The Proposed Project would include an emergency entrance/exit on the east side of the property for use in emergency situations. The circulation associated with the Proposed Project's emergency entrance/exit would not affect surrounding land uses. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

g. The City of Victorville's General Plan states that prior to approval of a development project or issuance of a building permit, the City of Victorville Water District verifies that the peak load water supply requirement is not negatively affected. "Peak load water supply" refers to the sum total of the City's water supply required for fire flow, operational daily consumption, and emergency storage.¹³ 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. Adherence to this ordinance reduces the likelihood of fires on undeveloped lands and on vacant lots in the developed portions of the City of Victorville.

There are measures in the California Building Code (CBC) which reduce fire hazards in structures. Some of these measures include use of materials, fire separation walls, building separation, and fire sprinklers. Fire sprinklers are currently required in all structures two (2) stories or more in height, 5,000 square feet or greater in size, and in facilities that are hazardous occupancies as defined in the California Fire and Building Codes. Developmental regulations include requirements for minimum road widths which provide adequate access for fire fighting equipment, evacuation of residents, and clearance around structures to prevent the rapid spread of fire.

The City does not have a designated fire hazard map. The CALFIRE Fire Hazard Severity Zone Viewer shows that the Project Site is not within a fire hazard severity zone. The Proposed Project would comply with the City's a Fire Hazard Abatement Ordinance and the CBC to reduce impacts on people or structures to exposure of wildland fire hazards. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

References

Department of Toxic Substances Control (DTSC), *DTSC's Envirostor Database*, Accessed May 8th, 2021 at: <https://www.envirostor.dtsc.ca.gov/public/map/?assembly=42>.

City of Victorville General Plan 2030. 2008.

CALFIRE, *Fire Hazard Severity Zone Viewer*, Accessed May 25, 2021 at: <https://egis.fire.ca.gov/FHSZ/>

¹³ City of Victorville General Plan. Page S-12.

X. Hydrology and Water Quality <i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The Project Site is bounded on the south, west, and east by residential development and a church to the west. To the north is vacant land. The existing site has two drainage areas that sheet flow to the northeast corner of the site. One infiltration basin has been implemented into the Project Site in order to convey and treat all runoff produced by the Proposed Project. Overflow from the BMP would discharge to Winona Street.

Stormwater runoff from disturbed soils associated with construction activities is a common source of pollutants (mainly sediment) to receiving waters. Earthwork activities can loosen soils and sediments making them more susceptible to erosion from stormwater runoff and increase the likelihood that these materials would migrate in stormwater runoff to storm drains and downstream water bodies. In addition, construction would likely involve the use of various materials typically associated with construction activities such as paint, solvents, oil and grease, petroleum hydrocarbons, concrete and associated concrete wash-out areas. If improperly handled, these materials could result in pollutants being mobilized and transported offsite by stormwater runoff (nonpoint source pollution) and degrade receiving water quality.

Discussion

a. 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, dated July 27, 2021 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. 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 1,500 gallons per day per acre (gpd/acres). The Proposed Project, which consist of an approximate 11-acre residential development is therefore anticipated to result in a total water demand of approximately 19.14 AF per year on average. This would amount to approximately 0.051, or less than one percent of the anticipated multiple dry year water supply in 2040. Therefore, VWD's supplies are sufficient to meet

demand within the district's service area. 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(i). Project site development would not involve the alteration of a stream or river and would not substantially alter on-site drainage patterns. There are no existing streams or rivers that traverse the Project Site. Stormwater runoff volumes would be directed into the infiltration basin and overflow would drain to Winona Street, into the existing stormwater drainage system. Once conveyed off-site and into the urban stormwater drainage system, the potential for erosion is minimal. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

c(ii-iv). The proposed improvements onsite are not located within a flood hazard risk area associated with a 100-year flood and would not result in substantially altered on-site surface water drainage patterns. According to the FEMA Flood Insurance Rate Map, the Project Site is located on Map 06071C6480H in Zone X, which is defined as areas of minimal flood hazards.¹⁴ Implementing the Proposed Project would result in minimal increases in stormwater runoff flowing into proposed on-site infiltration basin and then into the City stormwater drainage system along Winona Street. The impervious surface area associated with the proposed storage area would not substantially increase the rate or amount of surface runoff to the extent that the project increases flood risk on-site or off-site. The Proposed Project would require approval of a City-approved hydrology study and WQMP and implementation of a City-approved drainage plan designed with sufficient capacity to retain stormwater on-site such that post-project peak stormwater runoff matches pre-project conditions. The Proposed Project would also include any required improvements in accordance with the City's Municipal Code. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

d. The Project Site is not located within a tsunami hazard inundation zone and is not in an area subject to current or projected future coastal flooding. A seiche is caused by oscillation of the surface of a large enclosed or semi-enclosed body of water due to an earthquake or large wind event. The Project Site is not located near a large enclosed or semi-enclosed body of water. As shown on Figure S-2 *Flood Hazards Map* of the City's General Plan, the Project Site is not located in an area associated with flood hazards. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

e. As discussed above, no water quality degradation or groundwater impacts would occur as a result of the Proposed Project. The Proposed Project would comply with the requirements under the NPDES Permit program, the City-approved WQMP, and the implementation of associated BMPs and other requirements of SWPPP as well as a City-approved drainage plan which will ensure stormwater discharges associated with construction and use of the project comply with regulatory requirements in the City. The project would not conflict with or obstruct implementation of a sustainable groundwater management plan. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

¹⁴ <https://msc.fema.gov/portal/search?AddressQuery=grand%20terrace%2C%20ca#searchresultsanchor>. Accessed 5/28/21.

References

City of Victorville General Plan 2030. 2008.

FEMA. *Flood Insurance Rate Map 06071C6480H*. August, 28, 2008.

W&W Land Design Consultants. *WQMP Management Plan*. July 27, 2021.

XI. Land Use and Planning <i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a-b. The Project Site is currently zoned as Multi-Family Residential (R-4) and General Commercial (C-2). The Proposed Project is a Zone Change (ZC) and General Plan Amendment (GPA) to convert one of the parcels from C-2 to R-4 to allow for development of the Proposed Project on all three parcels. Implementation of the Proposed Project would not physically divide an established community since the Project Site is vacant. Upon approval of the ZC and GPA, the Proposed Project would be in conformance with the City’s General Plan and would not 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. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

XII. Mineral Resources <i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a-b. The Project Site is not located within a mineral resource zone (MRZ) and would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state or locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, as shown on Figure RE-1 of the City’s General Plan.¹⁵ No impacts are identified or anticipated and no mitigation measures are required.

References

City of Victorville General Plan 2030. 2008.

¹⁵ City of Victorville General Plan. Figure RE-1.
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XIII. Noise	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project result in:</i>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Existing Environmental Setting

Noise Descriptors

Noise can be measured in the form of a decibel (dB), which is a unit for describing the amplitude of sound. The predominant rating scales for noise in the State of California are the Equivalent-Continuous Sound Level (L_{eq}), and the Community Noise Equivalent Level (CNEL), which are both based on the A-weighted decibel (dBA). L_{eq} is defined as the total sound energy of time-varying noise over a sample period. CNEL is defined as the time-varying noise over a 24-hour period, with a weighting factor of 5 dBA applied to the hourly L_{eq} for noises occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and 10 dBA applied to events occurring between 10:00 p.m. and 7:00 a.m. defined as sleeping hours). The State of California’s Office of Noise Control has established standards and guidelines for acceptable community noise levels based on the CNEL and L_{dn} rating scales.

Noise Standards

The City of Victorville General Plan Noise Element aims to limit exposure of the community to excessive noise levels and provides a systematic approach to ensure that noise does not affect the health and serenity of Victorville residents and minimize excessive, objectionable or harmful noise impacting existing and future residents and land uses. The City has established noise sensitivity standards for new development with the goal of reducing undesirable noise impacts. The applicable type of land use category that applies to the Proposed Project is Residential land use. Under this classification, a maximum outdoor noise level up to 60 dB Ldn is considered normally acceptable and a maximum outdoor noise level of 65+ dB Ldn is considered conditionally acceptable.

Discussion

a. A Noise Impact Analysis, dated January 7, 2021, was completed by Ganddini Group, Inc., to assess impacts from project-generated noise. The City of Victorville General Plan and Municipal Code do not identify specific construction noise level thresholds. As the City of Victorville has not adopted a numerical threshold that identifies what a substantial increase would be, for purposes of this analysis, the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment (2006) criteria is used to establish significance thresholds. The FTA provides reasonable criteria for assessing construction noise impacts based on the potential for adverse community reaction. For residential uses, the daytime noise threshold is 80 dBA Leq averaged over an 8-hour period (Leq (8-hr)); and the nighttime noise threshold is 70 dBA Leq (8-hr). For commercial uses, the daytime and nighttime noise threshold is 85 dBA Leq (8-hr).

Modeled unmitigated construction noise levels when combined with existing measured noise levels reached up to 73.9 dBA Leq at the nearest residential property line to the east, 63.7 dBA Leq at the nearest residential property line to the northeast, 75.3 dBA Leq at the nearest residential property line to the south, 75.2 dBA Leq at the nearest commercial property line to the southwest, and 72.2 dBA Leq at the nearest school property line to the west of the Project Site.

Construction noise levels would not exceed the FTA's daytime residential or commercial construction noise thresholds and would be restricted to daytime hours (7:00 AM to 10:00 PM). Operational noise impacts would be associated with the additional trips generated on adjacent roadway segments. Per the noise modeling, all of the modeled roadway segments are anticipated to change the noise a nominal amount (approximately 0.02 to 4.26 dBA CNEL). Therefore, a change in noise level would not be audible and would be considered less than significant. Interior noise levels at the proposed units may reach up to 45 dB CNEL and would not exceed the State's interior noise standard for residential units of 55 dBA Leq. This impact would be less than significant. No significant adverse impacts are identified or anticipated and no mitigation measures are required.

NOISE IMPACTS TO OFF-SITE RECEPTORS DUE TO PROJECT GENERATED TRIPS

During operation, the proposed project is expected to generate approximately 1,153 average daily trips with 76 trips during the AM peak-hour and 93 trips during the PM peak-hour. A worst-case project generated traffic noise level was modeled utilizing the FHWA Traffic Noise Prediction Model - FHWA-RD-77-108. Traffic noise levels were calculated at the right of way from the centerline of the analyzed roadway. The modeling is theoretical and does not take into account any existing barriers, structures, and/or topographical features that may further reduce noise levels. Therefore, the levels are shown for comparative purposes only to show the difference in with and without project conditions. Roadway input parameters including average daily traffic volumes (ADTs), speeds, and vehicle distribution data is shown in Table 6. The potential off-site noise impacts caused by an increase of traffic from operation of the proposed project on the nearby roadways were calculated for the following scenarios:

Existing Year (without Project): This scenario refers to existing year traffic noise conditions and is demonstrated in Table 7

Existing Year (With Project): This scenario refers to existing year plus project traffic noise conditions and is demonstrated in Table 7.

As shown in Table 7, modeled Existing traffic noise levels range between 55-79 dBA CNEL at the right-of-way of each modeled roadway segment; and the modeled Existing Plus Project traffic noise levels range between 56-79 dBA CNEL at the right-of-way of each modeled roadway segment.

As stated previously, for purposes of this project, increases in ambient noise along affected roadways due to project generated vehicle traffic is considered substantial if they result in an increase of at least 5 dBA CNEL and: (1) the existing noise levels already exceed the applicable land use compatibility standard for the affected sensitive receptors set forth in the Noise Element of the City’s General Plan; or (2) the project increases noise levels by at least 3 dBA CNEL and raises the ambient noise level from below the applicable standard to above the applicable standard.

All modeled roadway segments are anticipated to change the noise a nominal amount (between approximately 0.02 to 4.3 dBA CNEL). Noise increases in ambient noise along affected roadways due to project generated vehicle traffic are considered substantial if they result in an increase of at least 5 dBA CNEL and: (1) the existing noise levels already exceed the applicable land use compatibility standard for the affected sensitive receptors set forth in the Noise Element of the City’s General Plan; or (2) if the project increases noise levels by at least 3 dBA CNEL and raises the ambient noise level from below the applicable standard to above the applicable standard. Project

One road segment (Balsam Avenue, north of Nisqually Road) would be exposed to a 4.3 dB increase in ambient noise levels. The affected land use is a parking lot associated with a church. The church is situated near Nisqually Road. Existing modeled noise levels at this location are 56.61 dBA CNEL. Existing Plus project modeled noise levels at this location are 60.87. Noise levels of up to 65 are considered to be “normally acceptable” per the City’s Land Use Compatibility Standards presented in Table 2. This impact would be less than significant and no mitigation is required.

b. Construction equipment is anticipated to be located at a distance of at least 45 feet or more from any receptor. Temporary vibration levels could be considered annoying to the receptors to the east. Annoyance is expected to be short-term, occurring only during grading and site preparation. Temporary vibration levels associated with project construction would be less than significant. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

c. The Southern California Logistics Airport Planning Area (SCLA) Planning Area is approximately 6 miles to the northwest of the Project Site. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

References

Ganddini Group, Inc. *Balsam at Winona Apartments Project Noise Impact Analysis*. January 7, 2021.

XIV. Population and Housing	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a-b. State law requires jurisdictions to provide for their share of regional housing needs. As part of the Regional Housing Needs Assessment (RHNA), the Southern California Association of Governments (SCAG) determines the housing growth needs by income category for cities within its jurisdiction, which includes the City of Victorville. Every eight years, the State of California provides the number of housing units that should be accommodated in each region within the State. To comply with State law, the City’s Housing Element must be updated to ensure the City’s policies and programs can accommodate its share of the estimated housing growth identified by the State. For the current Housing Element update, the City’s share of the RHNA is 8,146 for 2013 to 2021, split among different income levels (based on Area Median Income, or AMI) as shown in the Table 5, below.

**Table 5
Units Required by Income**

Income Category	Number of Units	% of Total Units
Very Low Income (0-50% of AMI)	1,731	21%
Low Income (50-80% of AMI)	1,134	14%
Moderate Income (80-120% of AMI)	1,500	18%
Above Moderate Income (More than 120% of AMI)	3,781	46%
Total Units	8,146	100%

Through the RHNA process, the City must show that it has the regulatory and land use policies to accommodate housing needs. As shown on Table 5, the City of Victorville is in compliance with housing needs. The Proposed Project is anticipated generate approximately 780 people based on the average family household size provided by the City’s General Plan of 3.68 persons per household.¹⁶ Implementation of the Proposed Project would provide 212 residential units to the City of Victorville, thus assisting the City in satisfying the housing needs for the anticipated population growth of the City. No significant adverse impacts are identified or anticipated and no mitigation measures are required.

¹⁶ City of Victorville General Plan. Page H-11.
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XV. Public Services

a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a(1). Fire Protection within the City of Victorville is provided by the City of Victorville Fire Department. The Victorville Fire Department actively operates out of four Fire Stations. The nearest fire station to the Project Site is located at 14343 Civic Drive, approximately 1.7 miles north of the Project Site. The Proposed Project is in an urbanized area that occurs within the existing fire service area and would accommodate approximately 780 residents based on the average family household size provided by the City’s General Plan of 3.68 persons 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.

a(2). Police service in the City of Victorville is provided by the San Bernardino County Sheriff’s Department. Victorville Sheriff’s Department is located at 14200 Amargosa Road, approximately 1.5 miles north of the Project Site. More than 150 people work at the Victorville Police Department, many of which are reserve deputies, civilian employees and volunteers. The City has a ratio of 0.84 sworn officers per 1,000 residents.¹⁷ Police services are funded through the City’s General Fund. 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.

a(3). 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

¹⁷ City of Victorville General Plan. Page S-22.

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 Proposed Project is anticipated to generate approximately 30.4 students.¹⁸ The Proposed Project would result in a 0.0021 percent increase in students enrolled in the school district. With the collection of development impact fees, impacts related to school facilities are expected to be less than significant. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

a(4). The City of Victorville provides approximately 2.5 acres per 1,000 people or 402 people per acre of “park” which does not include other private (i.e. Home-Owners Association provided) parks and schools. Based on projected population growth, the City should consider adding 15 acres over the next five years to meet the current ratio.¹⁹ The Project Site is with the Multi-Family Residential (R-4) and General Commercial (C-2) Zoning districts. The Proposed Project includes a General Plan Amendment (GPA) and Zone Change (ZC) to convert the parcel within the C-2 zone to the R-4 zone to make the Proposed Project a permitted use. Approval of the GPA and ZC would therefore make the Proposed Project consistent with the City’s General Plan and would be accounted for in the City’s anticipated population growth. Developer Impact Fees are collected at the time of building permit issuance and reduces impacts to parks to a less than significant level. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

a(5). The Proposed Project’s anticipated number of residents (780 people based on the average family household size provided by the City’s General Plan of 3.68 persons per household) would 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. 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.

References

City of Victorville General Plan 2030. 2008.

City of Victorville Parks and Recreation Master Plan. December 2020.

Cooperative Strategies. *Residential and Commercial/Industrial Development School Fee Justification Study*. April 21, 2020.

¹⁸ Residential and Commercial/Industrial Development School Fee Justification Study. Table 4/Page 13.

¹⁹ City of Victorville Parks and Recreation Master Plan. December 2020.

XVI. Recreation <i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a-b. 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 is anticipated to house approximately 780 people based on the average family household size provided by the City’s General Plan of 3.68 persons per household which could increase the use of existing neighborhood and regional parks or other recreational facilities. The Proposed Project would therefore result in the need for approximately 2.3 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. The Proposed Project included 102,030 square-feet (2.34 acres) of common Open Space. Developer Impact Fees are collected at the time of building permit issuance. Therefore, with the collection of development impact fees and inclusion of open space areas proposed within the development, impacts to parks are less than significant and no mitigation measures are required.

XVII. Transportation <i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? <i>NOTE: While public agencies may immediately apply Section 15064.3 of the updated Guidelines, statewide application is not required until July 1, 2020. In addition, uniform statewide guidance for Caltrans projects is still under development. The PDT may determine the appropriate metric to use to analyze traffic impacts pursuant to section 15064.3(b). Projects for which an NOP will be issued any time after December 28th, 2018 should consider including an analysis of VMT/induced demand if the project has the potential to increase VMT (see page 20 of OPR's updated SB 743 Technical Advisory), particularly if the project will be approved after July 2020.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Existing Environmental Setting

A Traffic Impact Analysis, dated December 15, 2020, was completed by Ganddini Group, Inc. to assess potential transportation impacts resulting from development of the Proposed Project both in the context of CEQA and City of Victorville discretionary authority. Regional access to the Project Site is provided by the I-15 Freeway located approximately 1,000 feet west of the property. Key roadways providing local circulation include Amargosa Road, Mariposa Road, Balsam Avenue, 11th Avenue, Winona Street, La Mesa Road, and Nisqualli Road. There are currently no existing bike routes near the Project Site but Nisqualli Road west of Balsam Avenue, Balsam Avenue from Winona Street to Nisqualli Road (adjacent to the Project Site), and Winona Street east of Balsam Avenue (adjacent to the Project Site) are Proposed Shared Routes

The City of Victorville's Resolution No. 20-031 was approved and adopted on June 23, 2020 establishing Vehicle Miles Traveled (VMT) Analysis Guidelines. According to the City's

adopted VMT Guidelines, projects that will not require a VMT analysis can be screened using either the daily vehicle trips generated by the project or the project's land use type. Discussion

a. A Traffic Impact Analysis, dated December 15, 2020, was completed by Ganddini Group, Inc. (Ganddini) to assess potential transportation impacts resulting from development of the Proposed Project both in the context of the California Environmental Quality Act (CEQA) and City of Victorville discretionary authority. Regional access to the Project Site is provided by the I-15 Freeway located approximately 1,000 feet west of the property. Key roadways providing local circulation include Amargosa Road, Mariposa Road, Balsam Avenue, 11th Avenue, Winona Street, La Mesa Road, and Nisqualli Road. There are currently no existing bike routes near the Project Site but Nisqualli Road west of Balsam Avenue, Balsam Avenue from Winona Street to Nisqualli Road (adjacent to the Project Site), and Winona Street east of Balsam Avenue (adjacent to the Project Site) are Proposed Shared Routes, as shown on Figure CIRC-6 *Non-Motorized Transportation Plan* on the City's General Plan.²⁰ Pedestrian facilities (i.e. sidewalks) are provided on the west side of Balsam Avenue adjacent to the Project Site. Project construction and operation would not conflict with any program, plan, or policy addressing the circulation system in the City. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

b. The Proposed Project is forecast to generate 1,153 daily trips, including 76 trips during the AM peak hour and 76 trips during the PM peak hour. Since the net project trip generation forecast is less than 1,285 daily weekday trips, the Proposed Project satisfies the daily vehicle trip threshold screening criteria established by the City of Victorville and may be presumed to result in a less than significant VMT impact. Thus, a detailed VMT analysis using a travel demand model or tool to quantify the VMT associated with the project is not required. No significant adverse impacts are identified or anticipated and no mitigation measures are required.

c. The Proposed Project would not involve any new hazardous design or features nor introduce any new uses that would be incompatible with transportation. The Proposed Project would not include sharp curves or dangerous intersections. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

d. The Project would not affect emergency response routes. The Project would include an emergency entrance/exit on the southern boundary of the Project Site. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

References

City of Victorville General Plan 2030. 2008.

Ganddini Group, Inc. *Balsam at Winona Apartments Traffic Impact Analysis*. December 15, 2020.

²⁰ City of Victorville General Plan 2030. Figure CIRC-6/Page C-24.

XVIII. Tribal Cultural Resources <i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the Project Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resource Code § 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 resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Environmental Setting

The City of Victorville commenced the AB 52 process by sending out consultation invitation letters to tribes previously requesting notification pursuant to Public Resources Code section 21080.3.1. The San Manuel Band of Mission Indians (SMBMI) responded to the notification and requested the Historical/Archaeological Resources Survey Report prepared for the project and other project plans. After review of the Proposed Project, the SMBMI did not have concerns with the project’s implementation. The SMBMI did suggest Mitigation Measures for Tribal Cultural Resources that have been included as Mitigation Measures in this section.

Discussion

a(i-ii). As previously noted, no prehistoric or historic resources were identified from the archaeological investigation. As such, no historical resources that would require further consideration as defined under CEQA were identified within the project vicinity.

The Project Site is not listed in state or local registers as a historical resource. Mitigation measures are proposed to address historical and archaeological resources (possibly human remains) potentially discovered during construction. Implementation of Mitigation Measures CUL-1 through CUL-3 under

environmental issue Cultural Resources and Mitigation Measures TCR-1 and TCR-2 below would reduce potentially significant impacts on Tribal Cultural Resources to less than significant.

Mitigation Measure TCR-1: The SMBMI Cultural Resources Department shall be contacted, as detailed in Mitigation Measure CUL-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.

Mitigation Measure TCR-2: Any and all archaeological/cultural documents created as part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and City of Victorville for dissemination to SMBMI. The City of Victorville and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.

XIX. Utilities and Service Systems <i>Would the project:</i>	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a. The Proposed Project would be served by the Victorville Water District's (VWD) existing water system which includes 10-inch lines on the south side of the Project Site within Nisqualli Road. The Project Proponent shall 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 anticipated to be capable of meeting the Proposed Project's water demand of approximately 37 acre-feet/year with no facility expansion required²¹.

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

²¹ Water Feasibility Study (WFS), February 3, 2020, Water Systems Consulting, Inc.

Victorville's Industrial Wastewater Treatment Plant (IWWTP). Approximately 80% of sewer flows are conveyed to the VVWRA 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 east and west of the Project Site and includes a sewer easement along the eastern Project Site boundary.

Stormwater runoff volumes would be directed into the proposed infiltration basin and overflow would drain to Winona Street, into the existing stormwater drainage system. 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 would receive electrical power through connection to Southern California Edison's existing underground power lines between Jasmine Street and Lindero Street, approximately one mile south of the Project Site. Southwest Gas provides natural gas service to the vicinity and the Proposed Project Site. The Proposed Project would receive natural gas from Southwest Gas Company through connection to lines into be extended in Niqualli Road. Verizon and Charter provide telecommunication services to the vicinity of the area. Residential development of the Proposed Site has been included in the utility providers' plans and therefore all utilities necessary to serve the Proposed Project are of sufficient capacity and no expansion would be required. 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. A Water Feasibility Study (WFS), dated February 3, 2020, was completed by Water Systems Consulting, Inc. to estimate the Proposed Project's water demands, ensure sufficient water supplies would be available, and determine any necessary water system improvements. Water demands for the Proposed Project were estimated using water demand projections presented in the 2015 Victorville Water District Urban Water Management Plan (UWMP). Table 5-7 and 5-8 in the 2015 UWMP present water demand projections for multi-family residential (MDR) services in Year 2020, which total 1,984 acre-ft per year (AFY) for an estimated 636 connections.²² These projections correspond to a demand factor of 3.1 AFY per MDR connection, or 2,783 gallons per day (gpd). For the WFS, it is assumed that the Proposed Project would require 13 connections, which corresponds to the number of proposed residential buildings plus one connection for the office, gym and pool area within the Project Site. Using this methodology, the total estimated water demand for the Proposed Project is 36,200 gpd.

The District's current water supply consists of 35 active wells, which pump from the Upper Mojave Groundwater Basin, and two turnouts from the Mojave Water Agency's Regional Recharge and Recovery Project (R3), which pump from a seasonal storage aquifer that is recharged with imported water. Available supply for the Project was evaluated on the basis of total system firm capacity. The 2019 Water Master Plan (WMP) calculated firm capacity with the two largest wells and the R3 supply being out of service. With these facilities out of service, the firm capacity of the system is 31,903 gpm. The 2019 WMP supply criteria state that firm capacity should be greater than Maximum day demand (MDD). The current system

²² 2015 Urban Water Management Plan for Victorville Water District. Page 18.

MDD as of 2017 is 23,483 gpm; this includes estimated demands for proposed projects which have been previously evaluated based on the City of Victorville 2010 Water Master Plan (2010 WMP) and the 2019 WMP and approved, but not yet constructed. Therefore, there is a current system wide firm capacity surplus of 8,420 gpm. The addition of the Project would decrease this surplus to 8,385 gpm. The firm capacity analysis shows that the system currently has sufficient firm capacity to meet the MDD.

The WFS concluded that adequate storage is available to serve the Proposed Project and the water system has sufficient firm capacity to meet the MDD conditions. The project will need to construct approximately 660 feet of 8-inch pipeline. The hydraulic analysis indicated that, with the installation of these pipelines, the system pressures, velocities, and fire flow capacities will meet the criteria identified in the 2019 WMP. The exact number and location of domestic and fire service laterals shall be coordinated and confirmed with the City during design. No significant adverse impacts are identified or anticipated and no mitigation measures are required.

c. A Sewer Feasibility Report (SFR), dated February 17, 2020, was completed by David Evans and Associates, Inc.²³ to evaluate the hydraulic capacity of the downstream City sewers in relation to the Proposed Project. The SFR assumed Capital Improvement Projects (CIP) would be completed by the City. Without the CIP, the Existing (2015) and Future (2040) conditions would be deficient in various stretches of pipe even without the introduction of the Proposed Project. According to the City's Sewer Master Plan (SMP), a total of three capacity improvement projects comprised of 44 sewer segments consisting of 11,320 linear feet (2.1 miles) of replacement sewers are recommended for upsizing the existing sewers along the same alignments to alleviate the identified capacity deficiencies, as of 2016.²⁴ The Proposed Project includes preferred proposed points of connection (POCs) proposed along Winona Street. The developer would install a 60-inch inside diameter manhole per city standards at the POC.

Based on the findings of the SFR, the existing City sewers, with implementation of the City's CIP, will have sufficient capacity to convey the additional wastewater flows from the Proposed Project. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

d-e. 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.²⁵ The Victorville Sanitary Landfill has a capacity of 3,000 tons per day.²⁶ According to the California Integrated Waste Management Board's estimated solid waste generation rates, a total of approximately four pounds per dwelling unit per day is estimated for multi-family residential development.²⁷ The Proposed Project would therefore generate an estimated 848 pounds per day or 0.4 tons per day. The Proposed Project's demand would represent approximately 0.014 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

²³ Sewer Feasibility Report (SFR), February 17, 2020, David Evans and Associates, Inc.

²⁴ City of Victorville Sewer Master Plan. Page 70.

²⁵ City of Victorville General Plan. Page LU-16.

²⁶ <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1870?siteID=2652>. Accessed 5/25/21.

²⁷ <https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates>. Multifamily generation rates. Accessed 5/25/21.

such as paper products, glass, and other recyclables. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

References

City of Victorville General Plan 2030. 2008.

CalRecycle. *Estimated Solid Waste Generation Rates*. Accessed May 25, 2021.

CalRecycle. *SWIS Facility/Site Activity Details: Victorville Sanitary Landfill*. Accessed May 25, 2021 from <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1870?siteID=2652>

David Evans and Associates, Inc. *Sewer Feasibility Report*. February 17, 2020.

Water Feasibility Study. Water Systems Consulting, Inc.. February 3, 2020.

Water Systems Consulting, Inc. *2015 Urban Water Management Plan for Victorville Water District*. June 6, 2016.

XX. Wildfire		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>					
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Existing Environmental Setting

Due to the location of the Project Site and the surrounding land uses, wildland fire hazard would be minimal. Review of the CAL FIRE *Fire Hazard Severity Zone Viewer* identifies that the City of Victorville is located in a Local Responsibility Area (LRA). The Project Site is not located in a Very High Fire Hazard Severity Zone.

Discussion

a. The CALFIRE Fire Hazard Severity Zone Viewer shows that the Project Site is not within a fire hazard severity zone. 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 significant adverse impacts are identified or anticipated and no mitigation measures are required.

b-d. The Project Site is relatively flat and is not located in an area known to have slope hazards, according to Figure S-3 *Slope Hazards* of the City’s General Plan.²⁸ The Project Site is also not located in an area known to contain flood hazards as shown on Figure S-2 *Flood Hazards Map* of the City’s General Plan.²⁹ Access to the site would be via Winona Street and Balsam Road, which are existing roads. The Project

²⁸ City of Victorville General Plan. Figure S-3/Page S-8.

²⁹ City of Victorville General Plan. Figure S-2/Page S-6.

Site is approximately 0.3 miles east of Interstate-15, which is a County-assigned emergency evacuation route. Implementation of the Proposed Project would not include any risks including downslope or downstream flooding or landslides as a result of runoff post-fire slope instability, or drainage changes. The Proposed Project is anticipated to be sufficiently served by existing infrastructure and utilities and would not require the installation or maintenance of additional infrastructure.

Although the Project Site is not associated with wildfire risks, the Proposed Project would be developed in compliance with the Fire Hazard Abatement Ordinance (Chapter 8.09, Victorville Municipal Code) and measures in the California Building Code (CBC) which reduce fire hazards in structures. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

References

CALFIRE, *Fire Hazard Severity Zone Viewer*, Accessed May 25, 2021 at: <https://egis.fire.ca.gov/FHSZ/>

City of Victorville Municipal Code. *Chapter 8.09 Fire Hazard Abatement Ordinance*. 2021.

XXI. Mandatory Finding of Significance	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a. The project would not decrease the quality of the environment, reduce fish or wildlife population, or eliminate important examples of major periods of California history or prehistory. With implementation of **Mitigation Measures BIO-1 and BIO-2, Mitigation Measures CUL-1 through CUL-3, Mitigation Measure GEO-1 and Mitigation Measures TCR-1 and TCR-2** impacts to cultural and biological resources would be less than significant. Therefore, no significant adverse impacts are identified or anticipated and no additional mitigation measures are required.

b. 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. 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.