California Environmental Quality Act (CEQA) Initial Study/Mitigated Negative Declaration

Case No. PLAN21-00040
Vesting Tentative Tract Map No. 20488

Lead Agency

City of Victorville Development Department
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Prepared By

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Applicant

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April 21, 2022

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1.0 Environmental Checklist Form Background Information

1. **Project title:** Vesting Tentative Tract Map (VTM 20488).
2. **Lead agency name and address:** City of Victorville Planning Division, PO Box 5001, Victorville, California 92393-5001.
3. **Contact person and phone number**: Alex Jauregui, Senior Planner (760) 955-5135, email: AJauregui@victorvilleca.gov.
4. **Project location:** The Project site consists of ±40.0 gross acres located on northwest corner of La Mesa Road and Mesa View Drive. The Project site is identified by the following Assessor Parcel Numbers: 3096-351-02 & 03.
5. **Project sponsor's name and address:** Victorville LLC, % United Engineering Group, 8885 Haven Avenue, Suite 195 Rancho Cucamonga, California 91730.
6. **General plan designation:** Specific Plan.
7. **Zoning:** Medium-Low Residenital (4.4 du/ac) & Medium Residenital (5.5 du/ac) within the Vista Verde Specific Plan.
8. **Description of project:** To allow for the recordation and development of a 152-lot single family residential subdivision (Vesting Tentative Tract Map 20488) with 4,000 – 5,000 sq. ft. minimum size lots, on an approximately 40.0-acre vacant/undeveloped building site.
9. **Surrounding land uses and setting:** The project site is bordered on the north by an adjacent single-family residential tract and vacant and undeveloped land, to the west by the logical extension of Fremontia Road and a natural wash, to the south by La Mesa Road as well as single-family residneital tract development and vacant and undeveloped land, and to the east by Mesa View Drive. Land uses on the neighboring parcels immediately west and east of the site consist of vacant undeveloped land.
10. **Other public agency whose approval is required:** Recordation of a final map, issuance of a building permits and completion of structures to current building code is required by the City prior to establishment of the subdivision. In addition approvals from the following agencies are required:

    - Lahontan Regional Water Quality Control Board (General Construction Storm Water Permit).
    - California Department of Fish and Wildlife Incidental Take Permit 2081 for impacts to Western Joshua Trees.

❑ **Native American Tribal Consultation:** The City of Victorville commenced the AB 52 process on March 15, 2022 by sending out consultation invitation letters to tribes previously requesting notification, pursuant to Public Resources Code section 21080.3.1. As of April 21, 2022, no tribes have submitted requests for consultation or other comments as a result of AB 52 noticing. As a result, Mitigation Measures TCR-1 through

TCR-5 have been made a part of the project/permit/plan conditions in the event of the inadvrtant discovery of tribal resources.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental resources checked below may 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.

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

Determination

Based on this initial evaluation:

I find that the proposed use COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be recommended for adoption. ☐

I find that although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project Applicant. A **MITIGATED NEGATIVE DECLARATION** will be recommended for adoption. ☒

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

I find that the proposal MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effect (s) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to all applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, ☐

Signature	City of Victorville Lead Agency
Alex Jauregui, Senior Planner Printed Name/Title	4/22/2022 Date

2.0 Introduction

2.1 Purpose of the Initial Study/Mitigated Negative Declaration

An Initial Study is a preliminary analysis to determine whether a Negative Declaration (ND), Mitigated Negative Declaration (MND), or an Environmental Impact Report (EIR) is required for a Project. Based on the Initial Study prepared for the Project, it is recommended that a Mitigated Negative Declaration be adopted. A Mitigated Negative Declaration is a statement by the City of Victorville that the Initial Study has identified potentially significant effects on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the applicant in conjunction with the proposed MND and Initial Study would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (2) there is no substantial evidence in light of the whole of the record before the Lead Agency that the project, with incorporation of mitigation measures, may have a significant effect on the environment

List of Mitigtion Measures

Mitigation Measure AQ-1. Dust Mitigation Measures. *In accordance with Mojave Desert Air Quality Management District (MDAQMD) requirements and prior to commencement of earth moving activities, the Project Proponent shall prepare and submit to the MDAQMD a dust control plan that describes all applicable dust control measures that will be implemented at the project. Additionally, the Project Proponent shall implement the following measures:*

- *Signage compliant with Rule 403 Attachment B shall be erected at each project entrance not later than the commencement of construction.*
- *Use a water truck to maintain moist disturbed surfaces and actively spread water during visible dusting episodes to minimize visible fugitive dust emissions. For projects with exposed sand or fines deposits (and for projects that expose such soils through earthmoving), chemical stabilization or covering with a stabilizing layer of gravel will be required to eliminate visible dust/sand from sand/fines deposits.*
- *All perimeter fencing shall be wind fencing or the equivalent, to a minimum of four feet in height or the top of all perimeter fencing. The owner/operator shall maintain the wind fencing as needed to keep it intact and remove windblown dropout. This wind fencing requirement may be superseded by local ordinance, rule or project-specific biological mitigation prohibiting wind fencing.*
- *All maintenance and access vehicular roads and parking areas shall be stabilized with chemical, gravel, or asphaltic pavement sufficient to eliminate visible fugitive dust from vehicular travel and wind erosion. Take actions to prevent project-related trackout onto paved surfaces, and clean any project related trackout within 24-hours. All other earthen surfaces within the project area shall be stabilized by natural or irrigated vegetation, compaction, chemical or other means sufficient to prohibit visible fugitive dust from wind erosion.*

Mitigation Measure BIO-1. Incidental Take Permit Required During Candidacy Period for Western Joshua Tree. *If any western Joshua trees (WJT) are to be relocated, removed, or otherwise taken, the Project Proponent shall obtain an incidental take permit (ITP) from California Department of Fish and Wildlife (CDFW) under CDFW under §2081 of the California Endangered Species Act (CESA), prior to the relocation, removal, or take. The Project Proponent shall comply with the following measures as approved by the CDFW:*

a) *Special Order 749.11 Mitigation for Qualifying Dead WJT. If the site has only dead WJT and these trees can qualify for mitigation under Special Order 749.11, the Project Proponent shall pursue mitigation under Special Order 749.11.*

b) *Seed Preservation for Non-Qualifying Dead WJT. If avoidance of dead WJT is infeasible, seeds shall be collected from the dead tree by a certified arborist or a qualified desert plant biologist and preserved at a CDFW approved repository. Subsequent to the collection of seeds, the dead tree can be removed for disposal.*

c) *Payment of Mitigation Fee to Western Joshua Tree Mitigation Fund. For unavoidable impacts to live WJT, the Project Proponents shall propose making a payment to the Western Joshua Tree Mitigation Fund as established under Special Order 749.10. This mitigation should strictly follow the census requirements, occupied habitat acreage calculation methodology, and mitigation ratio listed under Special Order 749.10. More specifically, Project Proponent shall calculate impacts to WJT and associated habitat using the impact area methodology identified in Special Order 749.10. Alternatively, the project proponent may pay a mitigation fee consistent with the mitigation fee requirements identified in Special Order 749.12.*

In the event Joshua tree is not listed as a threatened species, Mitigation Measure BIO-1 shall not apply. The Project would be subject to Municipal Code Chapter 13.33 - Preservation and Removal of Joshua Trees as a condition of approval and not mitigation as defined by CEQA.

Mitigation Measure BIO-2. Burrowing Owl Pre-Construction Surveys. *Pre-construction surveys for Burrowing Owls on the Project site and in the surrounding area shall be conducted by a qualified biologist no more than 30-days prior to ground disturbing activities in accordance with guidelines identified by the California Department of Fish and Wildlife. If ground disturbing activities are delayed for more than 30-days (including the restarting of activities after project/ground disturbing delays of 30- days or more), additional surveys will be required. If burrowing owls are observed on the project site during future surveys the California Department of Fish and Wildlife shall be immediately notified, and additional mitigation measures shall be required to reduce impacts to less than significant. Acceptable mitigation measures are described in the Staff Report on Burrowing Owl Mitigation State of California Natural Resources Agency, Department of Fish and Game, March 7, 2012, and as outlined in Mitigation Measure BIO-3.*

Mitigation Measure BIO-3. Burrowing Owl Mitigation if Detected on-site. *If burrowing owls are observed on the project site during future surveys the California Department of Fish and Wildlife shall be immediately notified and mitigations shall be required to reduce impacts to less than significant, including the following as approved by the California Department of Fish and Wildlife and in accordance with the updated CDFW Staff Report on Burrowing Owl Mitigation (2012):*

a. *Occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the California Department of Fish and Game verifies through non-invasive methods either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.*

b. *A burrowing owl survey shall be conducted on all portion of the site between September and January to determine the location of active (non-breeding) burrows.*

c. *Qualified biologists shall exclude all owls from active burrows using one-way doors. Concurrently, all inactive burrows and other sources of secondary refuge for burrowing owls shall be collapsed and removed from the site.*

d. *Following and 24 to 48 hour observation period all vacated burrows shall be collapsed.*

e. *A qualified biologist shall conduct a post-exclusion survey confirming the absence of borrowing owls on the site. Should newly occupied burrows be discovered on the site the exclusion shall be repeated.*

f. *A final clearance survey confirming the absence of active burrowing owls burrows shall be conducted within 30-days of proposed site disturbance.*

g. *Unless deemed unnecessary by the CDFW, Compensatory mitigation lands for permanent impacts to nesting, occupied, and satellite burrows and burrowing owl habitat shall be provided by the applicant/developer in accordance with CDFW requirements.*

Mitigation Measure BIO-4. Pre-Construction Desert Tortoise Surveys. *No more than 30 calendar days prior to start of Project Activities a qualified biologist shall conduct pre-construction presence/absence surveys for desert tortoise. Pre-construction surveys shall be completed using perpendicular survey routes within the Project site and 50-foot buffer zone. Pre-construction surveys cannot be combined with other surveys conducted for other species while using the same personnel. Project Activities cannot start until 2 negative results from consecutive surveys using perpendicular survey routes for desert tortoise are documented. Should desert tortoise presence be confirmed during the survey, all desert tortoises encountered during clearance surveys and subsequent monitoring efforts will be permanently removed from the Project site and translocated to an off-site recipient site. The Project Proponent shall prepare a site-specific Desert Tortoise Translocation Plan that will provide details on the proposed recipient site, desert tortoise clearance surveys and relocation, definitions for Authorized Biologists and qualified desert tortoise biologists, exclusion*

fencing guidelines, protocols for managing desert tortoise found during active versus inactive seasons, protocols for incidental tortoise death or injury, and will be consistent with project permits and current USFWS guidelines. The Plan will also include a requirement for communication and coordination with the Bureau of Land Management (BLM) regarding the desert tortoise recipient site. Prior to construction, the Plan will be subject to the approval of the CDFW and the USFWS. Impacts shall be offset through acquisition of compensatory land within suitable and occupied desert tortoise habitat and/or monetary contributions to other recovery efforts in the West Mojave habitat mitigated for at a ratio of 1:1. Final mitigation acreage are subject to the approval of the State and federal wildlife agencies.

Mitigation Measure BIO-5. Nesting Bird Survey. *All Project activities on-site shall be conducted outside of nesting season {January 15 to August 31} to the maximum extent feasible. During the nesting bird season, a qualified biologist shall conduct pre-project nesting bird surveys, implement nest buffers, and conduct monitoring at all active nests within the work area and surrounding 300-foot buffer. Nesting bird surveys shall be conducted by a qualified biologist within 300 feet of all work areas, no more than 3 days prior to commencement of project activities. If active nests containing eggs or young are found, a qualified biologist shall establish an appropriate nest buffer. Nest buffers are species-specific and range from 15 to 100 feet for passerines and 50 to 300 feet for raptors, depending on the planned activity's level of disturbance, site conditions, and the observed bird behavior. Established buffers shall remain until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests shall be monitored until the biologist has determined the young have fledged or the project is finished. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance.*

Mitigation Measure CR-1. Archaeological Inadvertent Discovery. *Prior to the initiation of ground-disturbing activities, the resident engineer shall alert field personnel to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register of Historic Places (National Register), plans for the treatment, evaluation, and mitigation of impacts to the find will need to be developed.*

Mitigation Measure CR-2. Archeological Treatment Plan. *If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor, the Project Proponent, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling*

procedures appropriate to exhaust the research potential of the archaeological resource(s) in accordance with current professional archaeology standards (typically this sampling level is two (2) to five (5) percent of the volume of the cultural deposit). At the completion of the laboratory analysis, any recovered archaeological resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City of Victorville Planning Department and the South-Central Coastal Information Center.

Mitigation Measure GEO-1. Inadvertent Discovery of Paleontological Resources. *If paleontological resources are encountered during implementation of the Project, ground-disturbing activities will be temporarily redirected from the vicinity of the find. A qualified paleontologist (the "Project Paleontologist") shall be retained by the developer to make an evaluation of the find. If the resource is significant, Mitigation Measure GEO-2 shall apply.*

Mitigation Measure GEO-2. Paleontological Treatment Plan. *If a significant paleontological resource(s) is discovered on the property, in consultation with the Project proponent and the City, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation in the find a local qualified repository, and preparation of a report summarizing the find.*

Mitigation Measure GHG-1 – Updated Screening Table. *Prior to the recordation of the final map, the applicant/developer shall complete a revised Greenhouse Gas Emissions Screening Table in accordance with the City's adopted version of the San Bernardino County Regional Greenhouse Gas Reduction Plan 2021, while achieving the minimum number of points necessary to comply with the City of Victorville Greenhouse Gas reductions goals.*

Mitigation Measure GHG-2 – Compliance Verification. *To the extent feasible, the City of Victorville Planning Department shall verify incorporation of the identified Screening Table Measures within the Project building plans/site designs and/or verify compliance with an updated version of the City's Greenhouse Gas Screening Table prior to the issuance of building permit(s).*

Mitigation Measure WTR-1 – NPDES Permit. *Prior to issuance of a grading permit the applicant shall obtain coverage under the statewide general NPDES permit for control of construction and post-construction related storm water in accordance with the requirements of the Small MS4 General Permit. In addition, the applicant shall:*

- *Prepare a project specific Storm Water Pollution Prevention Plan (SWPPP) as required in the NPDES permit and shall identify site-specific erosion and sediment control best management practices that will be implemented;*

- *The SWPPP shall be applicable to all areas of the project site including construction areas, access roads to and through the site, and staging and stockpile areas;*
- *Temporary best management practices for all components of the project must be implemented until such time as permanent post-construction best management practices are in place and functioning; and*
- *All excess sediment excavated as part of the Project that is not used onsite should be stockpiled in a location such that it will not be transported by wind or water into a surface water. An adequate combination of sediment and erosion control BMPs must be implemented and maintained to temporarily stabilize all stockpiled sediment until such time that it is reused and/or permanently stabilized.*

Mitigation Measure WTR-2 – Spill Prevention and Response Plan. *The applicant/developer shall prepare and implement a comprehensive Spill Prevention and Response Plan for the Project, subject to review and approval by the City Planner and City Engineer (or their designee) prior to the issuance of any associated building or grading permit. This plan should outline the site-specific monitoring requirements and list the best management practices necessary to prevent hazardous material spills or to contain and cleanup a hazardous material spill, should one occur.*

Mitigation Measure NOI-1. Construction Noise Mitigation. *Prior to the issuance of a grading permit, the following notes shall be included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Victorville staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.*

"a) Haul truck deliveries shall be limited daytime hours of 6:00 a.m. to 6:00 p.m.
b) Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.
c) All stationary construction equipment shall be placed in such a manner so that emitted noise is directed away from any sensitive receptors adjacent to the Project site.
d) Construction equipment staging areas shall be located the greatest distance between the staging area and the nearest sensitive receptors."

Mitigation Measure TCR-1. Discover of Cultural Resources. *In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, any tribes noticed in conjunction with the AB 52 process shall be contacted, as detailed within TCR-4, 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 TCR-2. Monitoring and Treatment Plan. *If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to any tribes noticed in conjunction with the AB 52 process for review and comment, as detailed within TCR-4. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.*

Mitigation Measure TCR-3. Discovery of Human Remains. *If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.*

Mitigation Measure TCR-4. Tribal Input. *Any tribes noticed in conjunction with the AB 52 process shall be contacted, as detailed in TCR-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 any tribes noticed in conjunction with the AB 52 process, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents any tribes noticed in conjunction with the AB 52 process for the remainder of the project, should any tribes noticed in conjunction with the AB 52 process elect to place a monitor on-site.*

Mitigation Measure TCR-5. Archaeological/Cultural Documents. *Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to any tribes noticed in conjunction with the AB 52 process. The Lead Agency and/or applicant shall, in good faith, consult with any tribes noticed in conjunction with the AB 52 process throughout the life of the project.*

3.0 Project Description/Environmental Setting

3.1 Project Location

The Project site consists of approximately 40.0 gross acres located on the northwest corner of La Mesa Road and Mesa View Drive, identified by Assessor Parcel Numbers 3096-351-02&03. (See Figure 3.1 – Location Map and **Error! Reference source not found. Error! Reference source not found.**.)

3.2 Project Description

The Project proposes a vesting tentative tract map to subdivide approximately 40.0 acres into 152 lots for single-family detached residential development. The proposed minimum lot sizes are 4,000 & 5,000 square feet with a net density of 5.33 dwelling units per acre. The average lot size would be 5,651 square feet. The project also includes 12 lettered lots for storm drainage and recreationsal facilities.

3.3 Proposed Improvements

Street Improvements and Access

La Mesa Road

La Mesa Road, along the Project frontage, will be improved with pavement, curb, gutter, sidewalk, bike lane, and landscaped parkway within a 50-foot, half-width right-of-way.

Mesa View Drive

Mesa View Drive will be improved with pavement, curb, gutter, sidewalk, bike lane, and landscaped parkway within a 68-foot, half-width right-of-way.

Internal Streets

The project includes proposed roadways within the development as shown in 0, – Lot Layout below. Proposed internal streets will be public roads improved with pavement, curb, gutter, sidewalk, driveway approaches, and landscaped parkway within a 60-foot, full-width right-of-way.

Water and Sewer Improvements

Water Service

The Project will connect to the existing waterlines located at the perimeter of the project site.

Sewer Service

The Project will connect to the existing sewer line located at Fremontia Road.

Storm Drainage Improvements

The primary hydraulic design elements are the roads and on-site water retention/detention basins. Roads within the Project will be used to carry runoff to three proposed water quality basins designed for both retention and detention before discharging as ground water. Stormwater treatment through infiltration will be provided at the bottom of the proposed basins, where the required volume will infiltrate through the site soils and into the groundwater.

Figure 3.1 – Location Map/Aerial Photo

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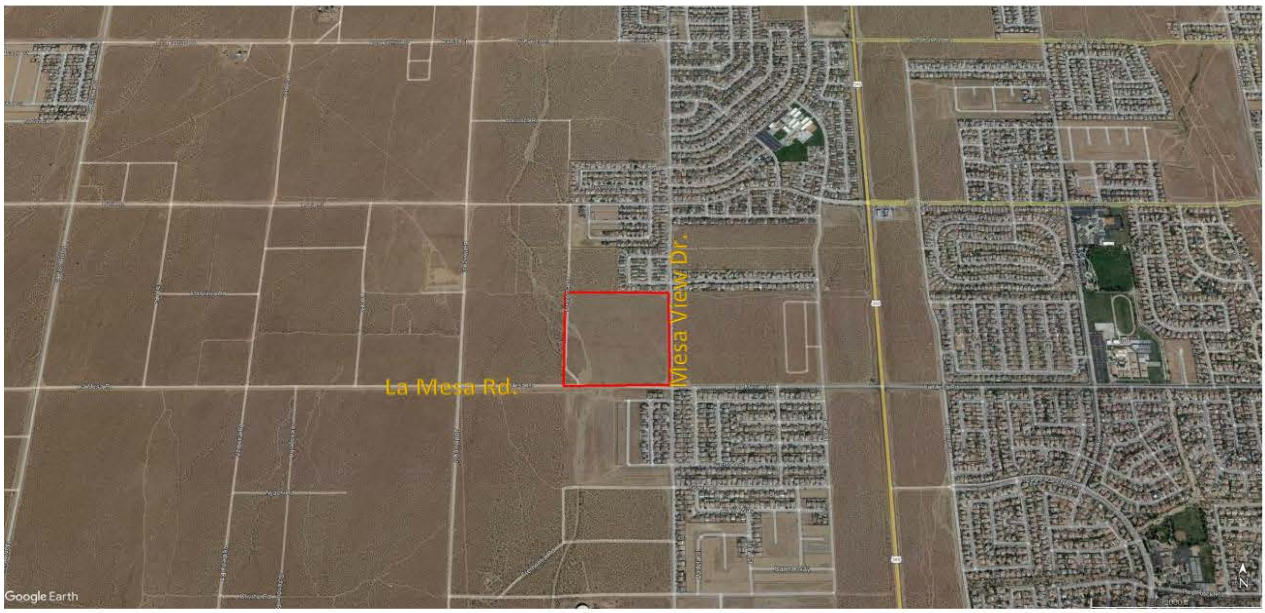


Figure 3.2 – Lot Layout

3.4 Construction and Operational Characteristics

Construction Schedule

Houses will be constructed based on market demand and absorption. Construction is expected to commence sometime in 2022 and would occur in several general phases until completion at some undermined time in the future. The Project Proponent expects construction to occur over a two and one-half year period.

Operational Characteristics

The proposed Project would serve as a residential community with typical operational characteristics including residents/visitors traveling to and from the site, leisure and maintenance activities occurring on individual residential lots and in the on-site recreational facilities and general maintenance of common areas. Low levels of noise and a moderate level of artificial exterior lighting typical of a residential community are expected.

3.5 Environmental Setting

Onsite and adjacent land uses, General Plan land use designations, and zoning classifications are shown in Table 3.1.

Table 3.1 Land Uses, General Plan Land Use Designations, and Zoning Classifications

Location	Current Land Use	General Plan Land Use District	Zoning Classification
Site	Vacant undeveloped land	Specific Plan (Vista Verde)	Medium-Low & Medium Residenital
North	Vacant undeveloped land and Low Density Residential (5 du/ac); and single family tract development within specific plan (5.5 du/ac)	Very Low Density Residential (5 du/ac) & Specific Plan (Vista Verde)	R-1T (Single Family Residential); and Medium-Low Residenital
South	Vacant undeveloped land and single family tract development within Low Density Residential (5 du/ac)	Low Density Residential (5 du/ac)	R-1T (Single Family Residential)
East	Vacant undeveloped land	Specific Plan (Vista Verde)	Low Residential
West	Vacant undeveloped land	Specific Plan (Vista Verde)	Very Low Residential

Source: Field inspection, City of Victorville -General Plan Land Use & Zoning District Map, January 20, 2022.

4.0 Environmental Analysis

The Project is evaluated based on its potential effect on twenty-one (21) environmental resource topics listed in Appendix G of CEQA Guidelines. The resulting potential effects are ranked within four identified categories, and include a summary of the rationale and evaluation methods used to arrive at each determination.

Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Significant or Potentially significant impact(s) have been identified or anticipated that cannot be mitigated to a level of insignificance. An Environmental Impact Report must therefore be prepared.	Potentially significant impact(s) have been identified or anticipated, but mitigation is possible to reduce impact(s) to a less than significant category. Mitigation measures must then be identified.	No "significant" impact(s) identified or anticipated. Therefore, no mitigation is necessary.	No impact(s) identified or anticipated. Therefore, no mitigation is necessary.

4.1 Aesthetics

Threshold 4.1 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			✓	

Impact Analysis

According to the General Plan EIR, surrounding areas of high aesthetic sensitivity that provide scenic vistas to the City of Victorville (but not located within the City) are the San Bernardino and San Gabriel Mountain ranges located approximately 14 miles to the south and Quartzite Mountain, located approximately 12 miles northeast from the Project site, respectively.[1]

Areas of high visual sensitivity within/adjacent to the City include the Mojave River, the rocky bluffs of the Narrows, and the Mojave Narrows Regional Park.[2] From, the site, the Mojave River is located approximately 7.8 miles to the east and the rocky bluffs of the Narrows and the Mojave Narrows Regional Park are located approximately 8 miles to the northeast. These areas are not visible from the project site.

Impacts to scenic vistas are analyzed from points or corridors that are accessible to the public and that provide a view of a scenic vista. Public views and vantage points from the Project site would be from the public rights of way of La Mesa Road, Mesa View Drive and the internal public streets serving the Project. Development within a viewer's line of sight of scenic areas may interfere with a public view of a scenic vista, either by physically blocking or screening the vista from view, or by

[1] General Plan EIR, p. 5-11.
[2] Ibid.

impeding or blocking access to a formerly available viewing position. Those viewers may see the scenic areas prior to development; but would have those views blocked post development. However, because of distance to these scenic resources and intervening development, distance, public views of these scenic vistas would not be blocked by the Project. No mitigation would be required.

Threshold 4.1 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓

Impact Analysis

According to the California Department of Transportation, the Project site is not located within a State scenic highway[1]. As such, the project would not impact scenic resources.

Threshold 4.1 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) If located in an Urbanized Area, conflict with applicable zoning and other regulations governing scenic quality?				✓

Impact Analysis

According to US Census Bureau, the Project site is located in the Victorville Hesperia, CA Urbanized Area.[2] As such, the Project is subject to the City's applicable regulations governing scenic quality. Future construction of the residential structures and related improvements are subject to site plan review as required by Development Code Section 16-3.01.020 (c) and subject to the Single-Family Design Guidelines (Sec. 16-3.08.090). With implementation of above referenced Development Code requirements, the Project would not conflict with applicable zoning and other regulations governing scenic quality.

1 California Department of Transportation, State Scenic Highway Program, https://dot.ca.gov/programs/design/lap-landscapearchitecture-and-community-livability/lap-liv-i-scenic-highways, accessed January 17, 2022.

2 United States Census Bureau, 2010 Census Urban Area Reference Maps, https://www2.census.gov/geo/maps/dc10map/UAUC_RefMap/ua/ua90541_victorville--hesperia_ca/DC10UA90541_001.pdf accessed January 17, 2022.

Threshold 4.1 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			✓	

Impact Analysis

Outdoor Lighting and Glare

The existing site is undeveloped and contains no sources of light or glare. The Project would increase the amount of light in the area by adding new sources of illumination including security and decorative lighting for the proposed structures, streetlights, structure-mounted lights, illuminated and/or reflective signage material.

Outdoor lighting included in the project will comply with City of Victorville Development Code Section 16.3.08 (3) (ix) (9), *Lighting:*

> *"Effective pathway lighting provides safety and direction for pedestrians and shall incorporate the following design standards:*
>
> *(i) Lighting should relate to the pedestrian scale of residential neighborhoods. Light standards less than fifteen (15) feet in height are encouraged throughout paseos and other usable open spaces.*
>
> *(ii) The design of the lighting fixture should contribute to the overall theme within a neighborhood.*
>
> *(iii) Pedestrian paths shall be illuminated with bollards or lighting standards.*
>
> *(iv) Spotlighting or glare from any lighting should be shielded from adjacent properties and directed at the specific object or target.*
>
> *(v) The quality of light, level of lights as measured in footcandles, and the type of bulb or source should be carefully addressed. Lighting levels should not be so intense as to draw attention to the glow or glare of the area."*[1]

Additionally, the Project will comply with City of Victorville Standard Specifications for Public Improvements, Part IV, Section 9(4):

> *"The City of The sub-divider or any successor in interest of any of the parcels to be created by this subdivision shall install street lights along the street frontages in accordance with the requirements of the master street lighting plans of the City of*

[1] City of Victorville Code of Ordinances Title 16, Chapter 3, Section 9

Victorville, the Southern California Edison Company and as required by the City Engineer."[1]

Building Material Glare

Development Code Section 16.3.08(d)(6)(i), *Style,* requires the key exterior architectural elements consist of non-reflective materials including stucco, horizontal siding and stone.

Adhering to the above requirements would ensure the Project complies with City of Victorville development standards for Master Plans and public improvements. Thus, the project would not adversely affect day or nighttime views in the area.

4.2 Agriculture and Forestry Resources

Note: No forestry resources are located in the City of Victorville. Therefore, the topic of Forestry Resources is not evaluated.

Threshold 4.2 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓

Impact Analysis

The Project site is undeveloped. The site has no historical use or designation as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as mapped by the State Department of Conservation Farmland Mapping and Monitoring Program.[2]

[1] City of Victorville Standard Specifications for Public Improvements Part IV, Section 9(4); Revised March 2021.

[2] Source: https://databasin.org/maps/new/#datasets=b83ea1952fea44ac9fc62c60dd57fe48, accessed on January 17, 2022.

Threshold 4.2 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓

Impact Analysis

Agricultural Zoning

The current zoning classification for the site is Medium-Low and Medium single-family residential within the Vista Verde Specific Plan, which is intended to allow neighborhoods of single-family dwellings and to provide space for suitable locations for additional developments of this kind, with appropriate community facilities. Therefore, the Project would not conflict with existing zoning for agricultural use.

Williamson Act

A Williamson Act Contract enables private landowners to voluntarily enter contracts with local governments for the purpose of establishing agricultural preserves. According to County of San Bernardino Office of the Assessor the Project site is not within an agricultural preserve.[1]

Threshold 4.2 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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))?				✓

Impact Analysis

No *forest land* or *timberland* occurs within the project limits.

[1] Source: https://sbcountyarc.org/wp-content/uploads/arcforms/NPP874-WilliamsonActParcels.pdf, accessed January 20, 2022.

Threshold 4.2 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?				✓

Impact Analysis

No *forest land* or *timberland* occurs within the project limits.

Threshold 4.2 (e). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?				✓

Impact Analysis

As noted under Threshold 4.2 (a), the Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as mapped by the State Department of Conservation Farmland Mapping and Monitoring Program. In addition, the site is not under agricultural production and there is no land being used primarily for agricultural purposes in the vicinity of the site.

4.3 Air Quality

Potential impacts resulting to Air Quality from the proposed Project are analyzed using:

- *Summary of CalEEMod Model Runs and Output for* VTM 20488, EPC Environmental, April 21, 2021, and is included as Technical Appendix A to this Initial Study.
- MDAQMD *California Environmental Quality Act (CEQA) and Federal Conformity Guidelines, February 2020,* available at: https://www.mdaqmd.ca.gov/rules/overview.

Air Quality Setting

Topography and Climate

The Project site is located within the Mojave Desert portion of the Mojave Desert Air Basin (MDAB) is bordered in the southwest by the San Bernardino Mountains, separated from the San Gabriel's by the Cajon Pass (4,200 ft). A lesser channel lies between the San Bernardino Mountains and the Little San Bernardino Mountains (the Morongo Valley). The MDAB is classified as a dry-hot desert (BWh),

with portions classified as dry-very hot desert (BWhh), to indicate at least three months have maximum average temperatures over 100.4° F.[1]

Air Pollutants and Health Effects

Air Pollutants are the amounts of foreign and/or natural substances occurring in the atmosphere that may result in adverse effects to humans, animals, vegetation and/or materials. The Air Pollutants regulated by the MDAQMD that are applicable to the Project are described below.[2]

Carbon Monoxide (CO). A colorless, odorless gas resulting from the incomplete combustion of hydrocarbon fuels. Over 80 percent of the CO emitted in urban areas is contributed by motor vehicles. Carbon monoxide is harmful when breathed because it displaces oxygen in the blood and deprives the heart, brain and other vital organs of oxygen.

Nitrogen Dioxide NOx). Nitrogen dioxide (NO2) is a byproduct of fuel combustion. The principal form of nitrogen oxide produced by combustion is nitric oxide (NO), but NO reacts quickly to form NO2, creating the mixture of NO and NO2 commonly called NOx. NOx can irritate eyes, nose, throat and lungs, possibly leading to coughing, shortness of breath, tiredness and nausea.

Particulate Matter ($PM_{2.5}$ and PM_{10}): One type of particulate matter is the soot seen in vehicle exhaust. Fine particles — less than one-tenth the diameter of a human hair — pose a serious threat to human health, as they can penetrate deep into the lungs. PM can be a primary pollutant or a secondary pollutant from hydrocarbons, nitrogen oxides, and sulfur dioxides. Diesel exhaust is a major contributor to PM pollution.

Sulfur Dioxide (SO_2). A strong smelling, colorless gas that is formed by the combustion of fossil fuels. Power plants, which may use coal or oil high in sulfur content, can be major sources of SO_2. Sulfur dioxide irritates the skin and mucous membranes of the eyes, nose, throat, and lungs.

Ozone: Ozone is formed when several gaseous pollutants react in the presence of sunlight. Most of these gases are emitted from vehicle tailpipe emissions. Ozone can reduce lung function worsen bronchitis, emphysema, and asthma.

Volatile Organic Compounds (VOCs): VOCs contribute to the formation of smog and/or may themselves be toxic. VOCs often have an odor and some examples include gasoline, alcohol and the solvents used in paints. Health effects may include eye, nose and throat irritation, headaches, loss of coordination, and nausea.

Non-attainment Designations and Classification Status

The United States Environmental Protection Agency and the California Air Resources Board have designated portions of the District non-attainment for a variety of pollutants. An “attainment”

[1] MDAQMD CEQA Guidelines, February 2020, Page 6-7.
[2] http://www.aqmd.gov/home/air-quality

designation for an area signifies that criteria pollutant concentrations did not exceed the established standard. In contrast to attainment, a "nonattainment" designation indicates that a criteria pollutant concentration has exceeded the established standard. Table 4.3-1 shows the attainment status of criteria pollutants in the MDAB.

Table 4.3-1 Attainment Status of Criteria Pollutants in the Mojave Desert Air Basin

Criteria Pollutant	State Designation	Federal Designation
Ozone – 1-hour standard	Nonattainment	No Standard
Ozone – 8-hour standard	Nonattainment	Nonattainment
Respirable Particulate Matter (PM_{10})	Nonattainment	Attainment
Fine Particulate Matter ($PM_{2.5}$)	Nonattainment	Nonattainment
Carbon Monoxide (CO)	Attainment	Unclassified/Attainment
Nitrogen Dioxide (N0x)	Attainment	Unclassified/Attainment
Sulfur Dioxide (SO_2)	Unclassified /Attainment	Unclassified/Attainment
Lead	Attainment	Attainment

Source: California Air Resources Board, 2015.

As shown in Table 4.3-1 above, the MDAB is classified as Nonattainment for Ozone – 1-hour standard, Ozone – 8-hour standard, Respirable Particulate Matter (PM_{10}) and Fine Particulate Matter ($PM_{2.5}$)

Threshold 4.3 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			✓	

Impact Analysis

The following analysis is consistent with the preferred analysis approach recommended by the MDAQMD *California Environmental Quality Act (CEQA) and Federal Conformity Guidelines.*

Conformity with Air Quality Management Plans

The Project is located within the Mojave Desert Air Basin and under the jurisdiction of the Mojave Desert Air Quality Management District. Under the Federal Clean Air Act the Mojave Desert Air Quality Management District has adopted a variety of attainment plans (i.e. "Air Quality Management Plans") for a variety of non-attainment pollutants. A complete list of the various air quality management plans is available from the Mojave Desert Air Quality Management District located at 14306 Park Avenue, Victorville, CA 92392 or on their website at: https://www.mdaqmd.ca.gov/rules/overview.

The Mojave Desert Air Quality Management District is responsible for maintaining and ensuring compliance with the various Air Quality Management Plans. Conformity is determined based on the following criteria:

- A project is non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. A project may also be non-conforming if it increases the gross number of dwelling units, increases the number of trips, and/or increases the overall vehicle miles traveled in an affected area (relative to the applicable land use plan).
- A project is conforming if it complies with all applicable Mojave Desert Air Quality Management District rules and regulations, complies with all proposed control measures that are not yet adopted from the applicable plan(s), and is consistent with the growth forecasts in the applicable plan(s) (or is directly included in the applicable plan).

Consistency with Emission Thresholds

As shown in Table 4.3-3, Construction Emissions and Table 4.3-4, Operational Emissions below, the Project would not exceed Mojave Desert Air Quality Management District significance thresholds for any criteria pollutant during construction or during long-term operation. Accordingly, the Project's air quality emissions are less than significant.

Consistency with Control Measures

The construction contractors are required to comply with rules, regulations, and control measures to control fugitive dust from grading (Rule 403) and the application of architectural coatings during building construction (Rule 1113). In order to ensure compliance with applicable standards, the following mitigation measure has been included at the request of the Mojave Desert Air Quality Management District:

Air Quality Mitigation Measure

Mitigation Measure AQ-1. Dust Mitigation Measures. *In accordance with Mojave Desert Air Quality Management District (MDAQMD) requirements and prior to commencement of earth moving activities, the Project Proponent shall prepare and submit to the MDAQMD a dust control plan that describes all applicable dust control measures that will be implemented at the project. Additionally, the Project Proponent shall implement the following measures:*

- *Signage compliant with Rule 403 Attachment B shall be erected at each project entrance not later than the commencement of construction.*
- *Use a water truck to maintain moist disturbed surfaces and actively spread water during visible dusting episodes to minimize visible fugitive dust emissions. For projects with exposed sand or fines deposits (and for projects that expose such soils through earthmoving), chemical stabilization or covering with a stabilizing layer of gravel will be required to eliminate visible dust/sand from sand/fines deposits.*

- *All perimeter fencing shall be wind fencing or the equivalent, to a minimum of four feet in height or the top of all perimeter fencing. The owner/operator shall maintain the wind fencing as needed to keep it intact and remove windblown dropout. This wind fencing requirement may be superseded by local ordinance, rule or project-specific biological mitigation prohibiting wind fencing.*
- *All maintenance and access vehicular roads and parking areas shall be stabilized with chemical, gravel, or asphaltic pavement sufficient to eliminate visible fugitive dust from vehicular travel and wind erosion. Take actions to prevent project-related trackout onto paved surfaces, and clean any project related trackout within 24-hours. All other earthen surfaces within the project area shall be stabilized by natural or irrigated vegetation, compaction, chemical or other means sufficient to prohibit visible fugitive dust from wind erosion.*

Consistency with Growth Forecasts

The Project site is designated as Specific Plan by the General Plan Land Use & Zoning Map. This land use designation is consistent with the land use plan that was used by the MDAQMD to generate the growth forecasts for the air quality plans referenced above.

Threshold 4.3 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?			✓	

Impact Analysis

The following provides an analysis based on the applicable regional significance thresholds established by the Mojave Desert Air Quality Management District in order to meet national and state air quality standards.

Table 4.3-2 MDAQMD Air Quality Significance Thresholds

Pollutant	Daily Emissions (pounds/day)
Carbon Monoxide (CO)	548
Oxides of Nitrogen (NOx)	137
Volatile Organic Compounds (VOC)	137
Oxides of Sulphur (SOx)	137
Particulate Matter (PM10)	82
Particulate Matter (PM 2.5)	65

Source: MDAQMD CEQA Guidelines, February 2020, Table 6.

Both construction and operational emissions for the Project were estimated based on a worst case scenario of 152 dwelling units by using the California Emissions Estimator Model (CalEEMod) which is a statewide land use emissions computer model designed to provide a uniform platform for government agencies to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. The model can be used for a variety of situations where an air quality analysis is necessary or desirable such as California Environmental Quality Act (CEQA) documents and is authorized for use by the Mojave Desert Air Quality Management District.

Construction Emissions

Construction activities are associated with the Project will result in emissions of CO, VOCs, NOx, SOx, PM_{10}, and $PM_{2.5}$. Construction related emissions are expected from the following onsite and offsite construction activities: site preparation , grading ,building construction, architectural coating, and paving. Construction activities produce combustion emissions from various sources (utility engines, tenant improvements, and motor vehicles transporting the construction crew). Exhaust emissions from construction activities envisioned on site would vary daily over a 2.6 year period as construction activity levels change. Construction emissions are shown in Table 4.3-3 below.

Table 4.3-3 Construction Emissions

	Emissions (pounds per day)					
	NOx	ROG	CO	SOx	PM10	PM2.5
Maximum Daily Emissions	39.79	31.33	29.89	0.68	21.25	11.60
Regional Threshold	**137**	**137**	**548**	**137**	**82**	**65**
Exceeds Regional Threshold?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

Source: MDAQMD and CalEEMod 2016.3.2

Operational Emissions

The Project would be operated as a residential subdivision. Typical operational characteristics include residents and visitors traveling to and from the site, delivery of goods and services to the residents, and maintenance activities. Table 4.3-4 shows the Mojave Desert Air Quality Management District thresholds for operational emissions compared to the Project's maximum daily emissions.

Table 4.3-4 Operational Emissions

	Emissions (pounds per day)					
	NOx	ROG	CO	SOx	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions	10.52	81.77	162.23	0.33	15.86	18.17
Regional Threshold	**137**	**137**	**548**	**137**	**82**	**65**
Exceeds Regional Threshold?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

Source: MDAQMD and CalEEMod 2016.3.2 .

As shown in Table 4.3-4 above, operational related emissions would not exceed Mojave Desert Air Quality Management District thresholds. Accordingly, the Project would not emit substantial concentrations of these pollutants during operation and would not contribute to an existing or projected air quality violation, on a direct or cumulative basis. As such, impacts are less than significant and no mitigation measures are required.

Threshold 4.3 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Expose sensitive receptors to substantial pollutant concentrations?				✓

Impact Analysis

The Project is a residential subdivision and does not produce toxic air emissions such as those generated by industrial manufacturing uses or uses that generate heavy-duty diesel truck emissions. According to the MDAQMD, residences, schools, daycare centers, playgrounds, and medical facilities are considered sensitive receptor land uses. The nearest sensitive receptors are the residential neighborhoods and Vista Verde Elementary School located abutting the site to the north and south and approximately 2,500-feet northeast of the Project site, respectively.

The following project types proposed for sites within the specified distance to an existing or planned (zoned) sensitive receptor land use must be evaluated:

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

The Project is a proposal to construct 152 single-family units. The Project does not meet the aforementioned criteria listed above. As a result, no impact will occur.

Threshold 4.3 (e). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
e) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	

Impact Analysis

Potential odor sources associated with the Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's long-term operational uses.

The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

4.4 Biological Resources

Analysis of biological resources is supported by the following technical reports:

- *General Biological Resources Assessment,* Victorville*, San Bernardino County, California (Township 5 North, Range 5 West, Section 28) APN: 3096-351-02; 3096-351-03,* RCA Associates, Inc., dated September 9, 2021, and included as Appendix B to this Initial Study.
- *Jurisdictional Waters Delineation, APN: 3096-351-02 and 03 City of Victorville, California*, RCA Associates, Inc., dated November 17, 2021, and included as Appendix C to this Initial Study.
- *Protected Plant Preservation Plan APN: 3096-351-02 and 03 City of Victorville, California*, RCA Associates, Inc., dated September 9, 2021, and included as Appendix D to this Initial Study.

Threshold 4.4 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		✓		

Impact Analysis

Plant Species

The Project site supports a relatively disturbed desert scrub community dominated by creosote bush (*Larrea tridentata*). Other vegetation present on the site included western Joshua tree *(Yucca brevifolia),* rubber rabbitbrush *(Ericameria nauseosa),* silver cholla *(Cylindropuntia echinocarpa),* California buckwheat *(Eriogonum fasciculatum),* Nevada joint fir *(Ephedra nevadensis),* brome grasses *(Bromus* sp.*),* and white bursage *(Ambrosia dumosa*). Except for the western Joshua Tree, no candidate, sensitive, or special status plant species were observed on the Project site.

Western Joshua Tree

In September 2020, the California Fish and Game Commission accepted a petition to list the western Joshua tree as a threatened species under the California Endangered Species Act (CESA). During the candidacy period, and until a listing decision is made, the western Joshua tree is afforded all the legal protections of a listed species, such that an applicant must secure take authorization for impacts to the species.

Based on the results of the *Protected Plant Preservation Plan* (Appendix C), there are 33 western Joshua trees which occur within the boundaries of the property.

Table 4.4-1 Joshua Tree Inventory

Height	Number of Trees
Less than 3.1 feet	0
Between 3.2 feet and 16.4 feet	29
Greater than 16.5 feet	4
Total	**33**

Source: Protected Plant Preservation Plan, (Appendix C).

Development of the Project will result in the removal or relocation of all 33 of the western Joshua trees. Under Fish and Game Code §2084, the Commission may authorize the take of any candidate species, provided that the take is consistent with CESA, and the authorization is based on the best available scientific evidence. The Commission has already adopted three separate regulations for the take of western Joshua tree under §2084, found in Title 14, California Code of Regulations,

§749.10, §749.11 and §749.12, which allow qualified and ongoing projects to receive authorization during the candidacy period.

If the project proponent can design around western Joshua Tree, avoidance is preferred. The project proponent should use the height-dependent methodology identified in Special Order 749.10 to establish an appropriate buffer. This should allow the project to move forward without processing an Incidental Take Permit (ITP) application. If avoidance is not economically practical, the following mitigation measures shall apply.

Western Joshua Tree Mitigation Measure

Mitigation Measure BIO-1. Incidental Take Permit Required During Candidacy Period for Western Joshua Tree. *If any western Joshua trees (WJT) are to be relocated, removed, or otherwise taken, the Project Proponent shall obtain an incidental take permit (ITP) from California Department of Fish and Wildlife (CDFW) under CDFW under §2081 of the California Endangered Species Act (CESA), prior to the relocation, removal, or take. The Project Proponent shall comply with the following measures as approved by the CDFW:*

a) Special Order 749.11 Mitigation for Qualifying Dead WJT. If the site has only dead WJT and these trees can qualify for mitigation under Special Order 749.11, the Project Proponent shall pursue mitigation under Special Order 749.11.

b) Seed Preservation for Non-Qualifying Dead WJT. If avoidance of dead WJT is infeasible, seeds shall be collected from the dead tree by a certified arborist or a qualified desert plant biologist and preserved at a CDFW approved repository. Subsequent to the collection of seeds, the dead tree can be removed for disposal.

c) Payment of Mitigation Fee to Western Joshua Tree Mitigation Fund. For unavoidable impacts to live WJT, the Project Proponents shall propose making a payment to the Western Joshua Tree Mitigation Fund as established under Special Order 749.10. This mitigation should strictly follow the census requirements, occupied habitat acreage calculation methodology, and mitigation ratio listed under Special Order 749.10. More specifically, Project Proponent shall calculate impacts to WJT and associated habitat using the impact area methodology identified in Special Order 749.10. Alternatively, the project proponent may pay a mitigation fee consistent with the mitigation fee requirements identified in Special Order 749.12.

In the event Joshua tree is not listed as a threatened species, Mitigation Measure BIO-1 shall not apply. The Project would be subject to Municipal Code Chapter 13.33 - Preservation and Removal of Joshua Trees as a condition of approval and not mitigation as defined by CEQA.

Wildlife Species

Wildlife observed on the Project site or which are expected to inhabit the site include jackrabbits *(Lepus californicus),* desert cottontails *(Sylvilagus audubonii),* antelope ground squirrel *(Ammospermophilus leucurus),* California ground squirrel (*Otospermophilus beecheyi*), and coyote (*Canis latrans*). Birds observed included ravens (*Corvus corax*), house finch (*Carpodacus mexicanus*), red-tailed hawk (*Buteo jamaicensis*), rock pigeon (*Columba livia*), and horned lark (*Eremophila alpestris*). Reptiles observed during the survey include common side-blotched lizard *(Uta stansburiana)* and western whiptail lizard *(Cnemidophorus tigris).*

Protocol surveys were conducted for the desert tortoise and burrowing owl as per the United States Fish and Wildlife Service (USFWS) and the CDFW guidelines, respectively, and a habitat assessment was performed for the Mohave ground squirrel. The results of the surveys for Desert Tortoise, Burrowing Owl, and Mojave Ground Squirrel are summarized below.

Desert Tortoise

No tortoise sign (burrows, tracks, scats, carcasses, etc.) was identified on the Project site or zone of influence. 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 which may act as barriers to migration of tortoises.

Burrowing Owl

The Project site does support suitable habitat for the burrowing owl. Although no owls were observed during the field investigations, burrows containing sign of owl activity (i.e., whitewash, castings) was observed within the site boundaries or zone of influence.

Mojave Ground Squirrel

The Project site does not contain prime Mohave ground squirrel (MGS) habitat. Due to low population levels no recent reported observations in this area of the Mojave Desert, the likelihood of Mohave ground squirrels occurring on the site is extremely low, including the following reasons:

1. Relatively small impacts size (+/- 40-acres);
2. No recent documented observations of MGS in the general region; and
3. No connectivity with habitat which may support MGS.

Table 4.4-2 provides a summary of all wildlife species that may be in the Project area.

Table 4.4-2 Presence of Candidate, Sensitive, or Special Status Wildlife Species

Species	Status
Desert tortoise	**Future Presence Possible:** The property supports very marginal habitat for the desert tortoise based on the location of the site in a developed area of Victorville. No tortoises or tortoise sign (burrows, scats, tracks, etc.) were observed anywhere within the property boundaries. Therefore, Mitigation Measure BIO-4. *30-day PreConstruction Desert Tortoise Survey* is required.
Mohave ground squirrel	**Not Present:** The habitat is not prime Mohave ground squirrel habitat and is very unlikely to support populations of the species based on the small size of the site, no recent documented observations in the general region; and no connectivity with habitat which may support the species.
Yellow warbler	**Not Present.** There is no habitat that supports yellow warbler on the site.
Coast horned lizard	**Not Present**: The use of the site by coast horned lizards may be very infrequent given the low population levels in the region as well as the lack of any recent sightings.
Loggerhead shrike	**Not Present.** The site does provide suitable habitat; however, none were observed on site.
Burrowing owl	**Future Presence Possible.** No owls were seen on the property during the protocol survey. However, owl sign (whitewash, etc.) was observed and there is a possibility of owls moving onto the site in the future based on the presence of suitable burrows for utilization. Therefore, Mitigation Measure BIO-2. 30-*day Pre-Construction Burrowing Owl Survey* is required.

Wildlife Species Mitigation Measures

As noted above, no wildlife species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulation, or by the CDFW or USFWS were detected on-site. However, both the Burrowing Owl and the Desert Tortoise are known to potentially be located within the vicinity and due to their transient nature, have the potential to inhabit the site in the future. Signs of Burrowing Owl were observed on during the September 7, 2021 habitat assessment. Therefore, the following mitigation measures have been included to ensure any impacts remain below the threshold of significance to the Burrowing Owl and Desert Tortoise.

Mitigation Measure BIO-2. Burrowing Owl Pre-Construction Surveys. *Pre-construction surveys for Burrowing Owls on the Project site and in the surrounding area shall be conducted by a qualified biologist no more than 30-days prior to ground disturbing activities in accordance with guidelines identified by the California Department of Fish and Wildlife. If ground disturbing activities are delayed for more than 30-days (including the restarting of activities after project/ground disturbing delays of 30- days or more), additional surveys will be required. If burrowing owls are observed on the project site during future surveys the California Department of Fish and Wildlife shall be immediately notified, and additional mitigation measures shall be required to reduce impacts to less than significant. Acceptable mitigation measures are described in the Staff Report on Burrowing Owl Mitigation State of California Natural Resources Agency, Department of Fish and Game, March 7, 2012, and as outlined in Mitigation Measure BIO-3.*

Mitigation Measure BIO-3. Burrowing Owl Mitigation if Detected on-site. *If burrowing owls are observed on the project site during future surveys the California Department of Fish and Wildlife shall be immediately notified and mitigations shall be required to reduce impacts to less than significant,*

including the following as approved by the California Department of Fish and Wildlife and in accordance with the updated CDFW Staff Report on Burrowing Owl Mitigation (2012):

a. *Occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the California Department of Fish and Game verifies through non-invasive methods either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.*

b. *A burrowing owl survey shall be conducted on all portion of the site between September and January to determine the location of active (non-breeding) burrows.*

c. *Qualified biologists shall exclude all owls from active burrows using one-way doors. Concurrently, all inactive burrows and other sources of secondary refuge for burrowing owls shall be collapsed and removed from the site.*

d. *Following and 24 to 48 hour observation period all vacated burrows shall be collapsed.*

e. *A qualified biologist shall conduct a post-exclusion survey confirming the absence of borrowing owls on the site. Should newly occupied burrows be discovered on the site the exclusion shall be repeated.*

f. *A final clearance survey confirming the absence of active burrowing owls burrows shall be conducted within 30-days of proposed site disturbance.*

g. *Unless deemed unnecessary by the CDFW, Compensatory mitigation lands for permanent impacts to nesting, occupied, and satellite burrows and burrowing owl habitat shall be provided by the applicant/developer in accordance with CDFW requirements.*

Mitigation Measure BIO-4. Pre-Construction Desert Tortoise Surveys. *No more than 30 calendar days prior to start of Project Activities a qualified biologist shall conduct pre-construction presence/absence surveys for desert tortoise. Pre-construction surveys shall be completed using perpendicular survey routes within the Project site and 50-foot buffer zone. Pre-construction surveys cannot be combined with other surveys conducted for other species while using the same personnel. Project Activities cannot start until 2 negative results from consecutive surveys using perpendicular survey routes for desert tortoise are documented. Should desert tortoise presence be confirmed during the survey, all desert tortoises encountered during clearance surveys and subsequent monitoring efforts will be permanently removed from the Project site and translocated to an off-site recipient site. The Project Proponent shall prepare a site-specific Desert Tortoise Translocation Plan that will provide details on the proposed recipient site, desert tortoise clearance surveys and relocation, definitions for Authorized Biologists and qualified desert tortoise biologists, exclusion fencing guidelines, protocols for managing desert tortoise found during active versus inactive seasons, protocols for incidental tortoise death or injury, and will be consistent with project permits and current USFWS guidelines. The Plan will also include a requirement for communication and*

coordination with the Bureau of Land Management (BLM) regarding the desert tortoise recipient site. Prior to construction, the Plan will be subject to the approval of the CDFW and the USFWS. Impacts shall be offset through acquisition of compensatory land within suitable and occupied desert tortoise habitat and/or monetary contributions to other recovery efforts in the West Mojave habitat mitigated for at a ratio of 1:1. Final mitigation acreage are subject to the approval of the State and federal wildlife agencies.

Threshold 4.4 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				✓

Impact Analysis

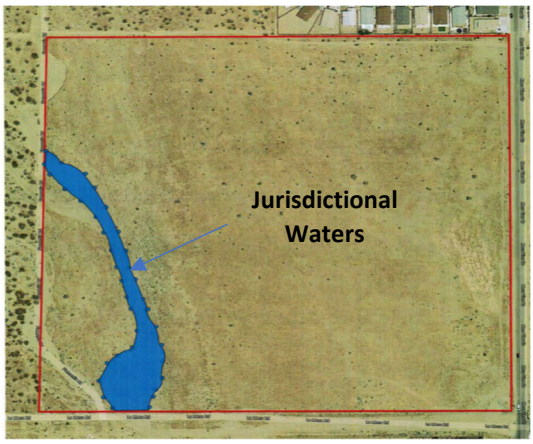
No riparian vegetation (e.g., cottonwoods, willows) or sensitive natural communities exist on the site or in the adjacent habitats.

Threshold 4.4 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?				✓

Impact Analysis

A jurisdictional drainage feature is located along the southwest boundary of the site and enters the property along the western vacant parcel and continues south to the adjacent vacant land, flowing in a northeast to south direction. The drainage feature is a blue-line riverine feature subject to State and/or federal regulation. The area encompassed by the drainage feature is shown as Lot D (drainage channel to be dedicated to the City of Victorville) on the tentative tract map and will be avoided. (See Figure 4.1, Jurisdcitional Waters Avoidance Area on the following page). To prevent direct and indirect impacts to jurisdictional waters during construction and post-construction, features to protect water quality such as BMPs, a storm drain system, and water quality or detention basin will be implemented.

Figure 4.1 Jurisdictional Waters Avoidance Area



Threshold 4.4 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?		✓		

Impact Analysis

The Project Site is bordered by La Mesa Road, Mesa View Drive, and residential development to the north and southeast. As such, the Project does not serve as a wildlife travel route (see above comment), crossing or regional movement corridor between large open space habitats.

However, the site supports limited nesting opportunities for common migratory bird species. All migratory bird species, whether listed or not, also receive protection under the Migratory Bird Treaty Act (MBTA) of 1918[1] and Section 3503 of the FGC. The MBTA prohibits individuals to kill, take, possess, or sell any migratory bird, bird parts (including nests and eggs) except per regulations prescribed by the Secretary of the Department (16 U. S. Code 7034). FGC Section 3503 prohibits individuals to take, possess, or needlessly destroy the nest or eggs of any bird (eginfo.legislature.ca.gov).

Therefore, if vegetation is to be removed during the nesting season, a pre-construction nesting bird survey shall be conducted, and avoidance measures taken to ensure that no take of birds or their nests will occur per Mitigation Measure BIO-4.

[1] United States Fish and Wildlife Service, Migratory Bird Treaty Act, August 8, 2017, Available at: https://www.fws.gov/birds/policies-and-regulations/laws-legislations/migratory-bird-treaty-act.php

Mitigation Measure

Mitigation Measure BIO-5. Nesting Bird Survey. *All Project activities on-site shall be conducted outside of nesting season {January 15 to August 31} to the maximum extent feasible. During the nesting bird season, a qualified biologist shall conduct pre-project nesting bird surveys, implement nest buffers, and conduct monitoring at all active nests within the work area and surrounding 300-foot buffer. Nesting bird surveys shall be conducted by a qualified biologist within 300 feet of all work areas, no more than 3 days prior to commencement of project activities. If active nests containing eggs or young are found, a qualified biologist shall establish an appropriate nest buffer. Nest buffers are species-specific and range from 15 to 100 feet for passerines and 50 to 300 feet for raptors, depending on the planned activity's level of disturbance, site conditions, and the observed bird behavior. Established buffers shall remain until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests shall be monitored until the biologist has determined the young have fledged or the project is finished. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance.*

Threshold 4.4 (e). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✓		

Impact Analysis

Other than Joshua tree, which is discussed under Threshold 4.4 (a), there are no trees on the Project site.

Threshold 4.4 (f). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?				✓

Impact Analysis

According to the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife, there are no habitat conservation plans that encompass the Project site.

4.5 Cultural Resources

Cultural resource analysis for this project is contained in the *Cultural Resources Assessment, Vista Verde Project, Victorville, San Bernardino County, California*, prepared by BCR Consulting, LLC, dated December 21, 2021 (Appendix D). Analysis includes pedestrian field survey conducted by BCR Consulting LLC on October 15, 2021.

Threshold 4.5 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines §15064.5?				✓

Impact Analysis

Data from the South-Central Coastal Information Center (SCCIC) identifies nine (9) previous cultural resource studies, and seven (7) known cultural resources within a half-mile radius of the Project site. These prior studies include assessment of the proposed Project location. Based on these studies, no cultural resources are identified within the Project limits.[1]

Additionally, results from the October 15, 2021 field survey do not identify historic-period cultural resource discoveries of any kind (including historic-period or prehistoric archaeological sites, or historic-period architectural resources) within the Project limits. The project has been subject to severe artificial disturbances associated with modern refuse dumping, off-road vehicle use, and adjacent utility, street, sidewalk, and residential development.[12]

Based upon these findings, no further cultural resource investigations are recommended for the proposed project unless the project limits change to include areas not covered in cultural resource analysis; or Cultural materials are encountered during project activities.

Threshold 4.5 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?		✓		

Impact Analysis

BCR Consulting conducted a cultural resources assessment for this project including records search and field survey. No archaeological resources (including historic-period or prehistoric archaeological

[1] Source: Cultural Resources Assessment, Vista Verde Project, Victorville, San Bernardino County, California, Pg 10. BCR Consulting, LLC, December 21, 2021 (Appendix D).

resources, or historic-period architectural resources) were identified. Therefore, pursuant to CEQA Guidelines §15064, the project is not anticipated to cause a substantial adverse change in the significance of an archaeological resource. Impacts to archaeological resources are not anticipated. However, ground-disturbing activities have the potential to reveal buried deposits not observed on the surface. Therefore, the project includes measures below to ensure the project does not result in adverse impacts to significant archaeological resources.

Mitigation Measure(s)

Mitigation Measure CR-1. Archaeological Inadvertent Discovery. *Prior to the initiation of ground-disturbing activities, the resident engineer shall alert field personnel to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register of Historic Places (National Register), plans for the treatment, evaluation, and mitigation of impacts to the find will need to be developed.*

Mitigation Measure CR-2. Archeological Treatment Plan. *If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor, the Project Proponent, and the City Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary to document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the archaeological resource(s) in accordance with current professional archaeology standards (typically this sampling level is two (2) to five (5) percent of the volume of the cultural deposit). At the completion of the laboratory analysis, any recovered archaeological resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the City of Victorville Planning Department and the South-Central Coastal Information Center.*

Threshold 4.5 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of formal cemeteries?			✓	

Impact Analysis

The Project site does not contain a cemetery, and no known formal cemeteries are located within the immediate site vicinity. If human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et seq. With implementation of the California Health and Safety Code, impacts under Threshold 4.5(c) would remain **less than significant.**

4.6 Energy

Threshold 4.6 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			✓	

Impact Analysis

Construction Energy Analysis

Construction of the Project would require the use of industry-standard fuel and electric powered equipment and vehicles for construction activities. The majority of activities would use fuel powered equipment and vehicles that would consume gasoline or diesel fuel. Heavy construction equipment (e.g., dozers, graders, backhoes, dump trucks) would be diesel powered, while smaller construction vehicles, such as pick-up trucks and personal vehicles used by workers would be gasoline powered. The majority of electricity use would be from power tools. The anticipated construction schedule assumes the Project would be built-out in approximately 12 months.

The consumption of energy would be temporary in nature and would not present a significant demand on available supplies. The Project site features no unusual Project characteristics or construction processes that would require inordinately higher amounts of energy than for neighboring comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Equipment employed in construction of the Project would therefore not result in inefficient wasteful, or unnecessary consumption of fuel.

In addition, as required by state law[1], idling times of construction vehicles is limited to no more than five minutes, thereby minimizing, or eliminating unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Equipment employed in construction of the Project would therefore not result in inefficient wasteful, or unnecessary consumption of fuel.

Operation Energy Analysis

Energy consumption in support of or related to Project operations would include transportation energy demands and operational energy demands.

Transportation Energy Demands

The residents of the Project will primarily rely upon gasoline, diesel, or electric powered passenger vehicles for transportation. Consumption of gasoline and diesel fuel is regulated by federal and state requirements to enhance fuel economies and to transition vehicles to alternative energy sources (e.g., electricity, natural gas, biofuels, hydrogen cells). These regulatory requirements support the efficient use of energy so the Project's transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

Operational Energy Demands

Occupancy of the single-family residences would result in the consumption of natural gas and electricity. Energy demands are estimated at 4.29 kBTU/year of natural gas and 1.21 kWh/year of electricity.[2] Natural gas would be supplied to the Project by Southwest Gas Corporation and electricity would be supplied by SCE. The Project proposes single-family homes reflecting contemporary energy efficient/energy conserving designs and operational programs. The Project does not propose uses that are inherently energy intensive and the energy demands in total would be comparable to other single-family land use projects of similar scale and configuration. Lastly, the Project will comply with the applicable Title 24 standards. Compliance itself with applicable Title 24 standards will ensure that the Project energy demands would not be inefficient, wasteful, or otherwise unnecessary.

Threshold 4.6 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			✓	

Impact Analysis

The regulations directly applicable to the Project are Building Energy Efficiency Standards, Title 24, Part 6, and CALGreen Title 24, Part 11. These regulations include, but are not limited to the use of

[1] Source: California Code of Regulations Title 13, Motor Vehicles, section 2449(d)(3) Idling.
[2] Source: Appendix A, CalEEMod Outputs.

energy-efficient heating and cooling systems, water conserving plumbing and water-efficient irrigation systems. The Project is required to demonstrate compliance with these regulations as part of the building permit and inspection process.

4.7 Geology and Soils

Analysis of Geology and Soils for the proposed project site is provided in the *Geotechnical Evaluation for Proposed Single-Family Residential Development Assessor's Parcel Numbers (APNS) 3096-351-02 AND -03 Victorville, San Bernardino County, California* prepared by GeoTek, Inc. (July 2017).

Threshold 4.7 (a). Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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.				✓

Impact Analysis

According to the California Department of Conservation, there are no known or suspected Alquist-Priolo Earthquake Fault zones within the City.[1] The nearest zoned fault is the Cleghorn fault located approximately 12 miles south.[2]

Threshold 4.7 (a). Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
ii) Strong seismic ground shaking?			✓	

Impact Analysis

As a mandatory condition of Project approval, the Project would be required to comply with the seismic design criteria mandated by Development Code *Title 16, Chapter 5, Building and Fire Regulations, Article 4, Residential Code.*

[1] Source: https://maps.conservation.ca.gov/geologichazards/#dataviewer, accessed January 20, 2022.

[2] Source: *Geotechnical Evaluation for Proposed Single-Family Residential Development Assessor's Parcel Numbers (APNS) 3096-351-02 AND -03 Victorville, San Bernardino County, California* prepared by GeoTek, Inc. (July 2017).

Threshold 4.7 (a). Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction?			✓	

Impact Analysis

According to The California Geological Survey's Earthquake Hazards Zone Application (EQ Zapp), the Project site is not located in a liquefaction zone.[1] Notwithstanding, the Project would be required to comply with Development Code Section 16-5.02.060(b)(2), *Soils Engineering Report*, which includes data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures, design criteria for corrective measures and other data required by the Building Official.

Threshold 4.7 (a). Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
iv) Landslides?				✓

Impact Analysis

The site is relatively flat and is not adjacent top any slopes or hillsides that could be potentially susceptible to landslides.

Threshold 4.7 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?			✓	

Impact Analysis

Construction

Grading and construction activities would expose and loosen topsoil, which could result in soil erosion. The City has several Development Code requirements to manage soil erosion as indicated below.

- Section 10.30.210 - *Erosion and Sediment Control Plan* ("ESCP")
- Section 16-5.02.060 (4), *Wind Generated Soil Erosion*
- Section 16-4.12.020: - *Erosion Control*

[1] Source: https://maps.conservation.ca.gov/geologichazards/#dataviewer, accessed January 20, 2022.

- Section 17.88.010 - *Grading and Erosion Control*

Through compliance with the Development Code, construction impacts related to erosion and loss of topsoil would be less than significant.

Operation

The proposed Project includes installation of landscaping throughout the Project site and areas of loose topsoil that could erode by wind or water would not exist upon operation of the Project. The basin will reduce the potential for storm water to erode topsoil downstream.

Threshold 4.7 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable because of the Project, and potentially result in on-site or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?			✓	

Impact Analysis

Landslides, lateral spreading, subsidence, liquefaction, and collapse as a result of an earthquake are largely dependent on the underlying geologic conditions (e.g., bedrock, type of soil, and the depth of the water table). The site is composed Cajon Sand which consists of very deep, somewhat excessively drained soils that formed in sandy alluvium from dominantly granitic rocks.

Threshold 4.7 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in the Uniform Building Code, creating substantial risks to life or property?			✓	

Impact Analysis

The soil on the project site consists of Cajon Sand. The Cajon series consists of very deep, somewhat excessively drained soils that formed in sandy alluvium from dominantly granitic rocks.[1] Cajon Sand is not a clay soil and is generally not susceptible to expansion. Notwithstanding, the Project would be required to comply with Development Code Section 165.02.060 (b) (2), *Soils Engineering Report*, which includes data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures, design criteria for corrective measures and other data required by the Building Official.

[1] Source: https://soilseries.sc.egov.usda.gov/osdname.aspx, accessed on January 17, 2022.

Threshold 4.7 (e). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?				✓

Impact Analysis

The Project does not propose the use of septic tanks or alternative wastewater disposal systems. The Project would install domestic sewer infrastructure and connect to the City of Victorville's sewer conveyance and treatment system.

Threshold 4.7 (f). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		

Impact Analysis

General Plan Figure 5.5-5, *Sensitivity Assessment for Paleontological Resources,* indicates that the site has a low sensitivity for containing paleontological resources. Low sensitivity geologic units are assigned to this category when few significant nonrenewable vertebrate, invertebrate, or plant fossils have been recovered from the same unit nearby.[1]

However, because paleontological resources have been known to be encountered in the Victorville area, the following mitigation measure is required for the inadvertent discovery of paleontological resources that may be encountered during grading.

Mitigation Measure(s)

Mitigation Measure GEO-1. Inadvertent Discovery of Paleontological Resources. *If paleontological resources are encountered during implementation of the Project, ground-disturbing activities will be temporarily redirected from the vicinity of the find. A qualified paleontologist (the "Project Paleontologist") shall be retained by the developer to make an evaluation of the find. If the resource is significant, Mitigation Measure GEO-2 shall apply.*

Mitigation Measure GEO-2. Paleontological Treatment Plan. *If a significant paleontological resource(s) is discovered on the property, in consultation with the Project proponent and the City, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research*

to identify and categorize the find, curation in the find a local qualified repository, and preparation of a report summarizing the find.

With implementation of Mitigation Measures GEO-1 and GEO-2, impacts are less than significant with regard to paleontological resources.

Unique Geologic Feature

The Project site is relatively flat. The site soils generally consist of Cajon Sand, which is a common soil type in Victorville. As such, the Project does not contain a geologic feature that is unique or exclusive locally or regionally.

4.8 Greenhouse Gas Emissions

The following documents were used in the preparation of this analysis:

- *City of Victorville Climate Action Plan*, September 2015.
- Mojave Desert Air Quality Management District, *California Environmental Quality Act (CEQA) And Federal Conformity Guidelines,* February 2020.

Threshold 4.8 (a-b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

Impact Analysis

City of Victorville Climate Action Plan

The City of Victorville has adopted a Climate Action Plan (CAP) to demonstrate how the City will reduce its greenhouse gas (GHG) emissions in compliance with AB32. To determine consistency with the CAP, the City of Victorville provided Screening Tables to aid in measuring the reduction of GHG emissions attributable to certain design and construction measures incorporated into development projects. The CAP establishes categories of GHG reduction measures to reduce GHG emissions generated by development projects. CAP GHG reduction measure categories include energy conservation, water use reduction, increased residential density or mixed uses, transportation management, and solid waste recycling. Within each category, individual sub-measures are assigned a point value under the city's GHG Measures Screening Table. The point values are adjusted according to the intensity of GHG reduction measure. Projects that yield at least 45 points are determined to be consistent with the CAP and do not require quantification of project specific GHG emissions.

The screening tables are reproduced from the *Greenhouse Gas Emissions Screening Table Review* document for the Project, which is included as Appendix E to this Initial Study. Table 4.8-1 lists the GHG reduction measure options and the associated point values in the GHG Screening Table.

Table 4.8-1 Screening Table for Implementing GHG Performance Standards for Residential Development

Feature	Description	Assigned Point Values	Project Points
REDUCTION MEASURE ENERGY: Exceed Energy Efficiency Standards in New Residential Units			
Building Envelope			
Insulation	- 2019 Title 24 Requirements (walls R-8, roof/attic R-30) - Enhanced Insulation (rigid wall insulation R-13, roof/attic R-38) - Greatly Enhanced Insulation (spray foam wall insulated walls R-18 or higher, roof/attic R-38 or higher)	4 points 9 points 11 points	4
Windows	- 2019 Title 24 Windows (0.3 U-factor, 0.23 solar heat gain coefficient [SHGC]) - Enhanced Window (0.28 U-Factor, 0.22 SHGC) - Greatly Enhanced Window (less than 0.28 U-Factor, less than 0.22 SHGC)	2 points 4 points 5 points	2
Cool roofs	- Enhanced Cool Roof (CRRC Rated 0.2 aged solar reflectance, 0.75 thermal emittance) - Greatly Enhanced Cool Roof (CRRC Rated 0.35 aged solar reflectance, 0.75 thermal emittance)	6 points 7 points	6
Air Infiltration	Minimizing leaks in the building envelope is as important as the insulation properties of the building. Insulation does not work effectively if there is excess air leakage. - Air barrier applied to exterior walls, caulking, and visual inspection such as the HERS Verified Quality Insulation Installation (QII or equivalent) - Blower Door HERS Verified Envelope Leakage or equivalent	6 points 5 points	
Thermal storage of building	Thermal storage is a design characteristic that helps keep a constant temperature in the building. Common thermal storage devices include strategically placed water filled columns, water storage tanks, and thick masonry walls. - Modest Thermal Mass (10% of floor or 10% of walls 12" or more thick exposed concrete or masonry with no permanently installed floor covering such as carpet, linoleum, wood, or other insulating materials) - Enhanced Thermal Mass (20% of floor or 20% of walls 12" or more thick exposed concrete or masonry with no permanently installed floor covering such as carpet, linoleum, wood, or other insulating materials)	1 point 2 points	
Indoor Space Efficiencies			
Heating/ Cooling Distribution System	- Minimum Duct Insulation (R-6 required) - Enhanced Duct Insulation (R-8) - Distribution loss reduction with inspection (HERS Verified Duct Leakage or equivalent)	2 points 4 points 5 points 7 points	2
Space Heating/ Cooling Equipment	- 2019 Title 24 Minimum HVAC Efficiency (SEER 13/75% AFUE or 7.7 HSPF) - Improved Efficiency HVAC (SEER 14/78% AFUE or 8 HSPF) - High Efficiency HVAC (SEER 15/80% AFUE or 8.5 HSPF) - Very High Efficiency HVAC (SEER 16/82% AFUE or 9 HSPF)	1 point 2 points 4 points 5 points	1

Feature	Description	Assigned Point Values	Project Points
Water Heaters	- 2019 Title 24 Minimum Efficiency (0.57 Energy Factor) - Improved Efficiency Water Heater (0.675 Energy Factor) - High Efficiency Water Heater (0.72 Energy Factor) - Very High Efficiency Water Heater (0.92 Energy Factor) - Solar Pre-heat System (0.2 Net Solar Fraction) - Enhanced Solar Pre-heat System (0.35 Net Solar Fraction)	4 points 7 points 9 points 11 points 2 points 5 points	4
Daylighting	Daylighting is the ability of each room within the building to provide outside light during the day reducing the need for artificial lighting during daylight hours. - All peripheral rooms within the living space have at least one window (required) - All rooms within the living space have daylight (through use of windows, solar tubes, skylights, etc.) - All rooms daylighted	0 points 1 point 1 point	1
Artificial Lighting	- Efficient Lights (25% of in-unit fixtures considered high efficiency. High efficiency is defined as 40 lumens/watt for 15 watt or less fixtures; 50 lumens/watt for 15-40 watt fixtures, 60 lumens/watt for fixtures >40watt) - High Efficiency Lights (50% of in-unit fixtures are high efficiency) - Very High Efficiency Lights (100% of in-unit fixtures are high efficiency)	5 points 6 points 7 points	5
Appliances	- Energy Star Refrigerator (new) - Energy Star Dishwasher (new) - Energy Star Washing Machine (new)	1 point 1 point 1 point	3
Miscellaneous Residential Building Efficiencies			
Building Placement	North/south alignment of building or other building placement such that the orientation of the buildings optimizes natural heating, cooling, and lighting.	3 points	
Shading	At least 90% of south-facing glazing will be shaded by vegetation or overhangs at noon on June 21.	2 points	
Energy Star Homes	EPA Energy Star for Homes (version 3 or above)	15 points	
Independent Energy Efficiency Calculations	Provide point values based upon energy efficiency modeling of the Project. Note that engineering data will be required documenting the energy efficiency and point values based upon the proven efficiency beyond Title 24 Energy Efficiency Standards.	TBD	
Other	This allows innovation by the applicant to provide design features that increase the energy efficiency of the Project not provided in the table. Note that engineering data will be required documenting the energy efficiency of innovative designs and point values given based upon the proven efficiency beyond Title 24 Energy Efficiency Standards.	TBD	

Feature	Description	Assigned Point Values	Project Points
Existing Residential Retrofits	Having residential developments within walking and biking distances of local retail helps to reduce vehicle trips and/or vehicle miles traveled. The point value of residential projects in close proximity to local retail will be determined based upon traffic studies that demonstrate trip reductions and/or reductions in vehicle miles traveled (VMT). The suburban Project will have at least three of the following on site and/or off site within one-quarter mile: Residential Development, Retail Development, Park, Open Space, or Office. The mixed-use development should encourage walking and other non-auto modes of transport from residential to office/commercial locations (and vice versa). The Project should minimize the need for external trips by including services/facilities for daycare, banking/ATM, restaurants, vehicle refueling, and shopping.	TBD	
REDUCTION MEASURE ENERGY 3: All Electric Homes			
All-Electric Homes	All electric homes reduce GHG emissions, as the grid electricity they use is generated using less carbon over time. Grid electricity in California will be 60 percent renewable energy by 2030 and 100 percent renewable energy by 2040.	12 points	
REDUCTION MEASURE ENERGY-7: Clean Energy			
Residential Renewable Energy Generation			
Photovoltaic	Solar Photovoltaic panels installed on individual homes or in collective neighborhood arrangements such that the total power provided augments: - 30 percent of the power needs of the Project - 40 percent of the power needs of the Project - 50 percent of the power needs of the Project - 60 percent of the power needs of the Project - 70 percent of the power needs of the Project - 80 percent of the power needs of the Project - 90 percent of the power needs of the Project - 100 percent of the power needs of the Project	 9 points 12 points 17 points 20 points 23 points 25 points 28 points 31 points	
Wind Turbines	Some areas of the County lend themselves to wind turbine applications. Analysis of the areas' capability to support wind turbines should be evaluated prior to choosing this feature. Individual wind turbines at homes or collective neighborhood arrangements of wind turbines such that the total power provided augments: - 30 percent of the power needs of the Project - 40 percent of the power needs of the Project - 50 percent of the power needs of the Project - 60 percent of the power needs of the Project - 70 percent of the power needs of the Project - 80 percent of the power needs of the Project - 90 percent of the power needs of the Project - 100 percent of the power needs of the Project	 9 points 12 points 17 points 21 points 23 points 25 points 28 points 31 points	
Off-site Renewable Energy Project	The applicant may submit a proposal to supply an off-site renewable energy project such as renewable energy retrofits of existing homes. These off-site renewable energy retrofit project proposals will be determined on a case-by-case basis and shall be accompanied by a detailed plan that documents the quantity of renewable energy the proposal would generate. Point values will be determined based upon the energy generated by the proposal.	TBD	

Feature	Description	Assigned Point Values	Project Points
Other Renewable Energy Generation	The applicant may have innovative designs or unique site circumstances (such as geothermal) that allow the Project to generate electricity from renewable energy not provided in the table. The ability to supply other renewable energy and the point values allowed will be decided based upon engineering data documenting the ability to generate electricity.	TBD	
REDUCTION MEASURE WATER: Exceed Water Efficiency Standards			
Residential Irrigation and Landscaping			
Water Efficient Landscaping	- Limit conventional turf to < 25% of required landscape area - Limit conventional turf to < 50% of required landscape area - No conventional turf (warm season turf to < 50% of required landscape area and/or low water using plants are allowed) - Only California Native Plants that require no irrigation or some supplemental irrigation	0 points 2 points 4 points 5 points	
Water Efficient Irrigation Systems	- Low precipitation spray heads < 0.75"/hr or drip irrigation - Weather based irrigation control systems or moisture sensors (demonstrate 20% reduced water use)	1 point 2 points	1
Storm Water Reuse Systems	Innovative on-site storm water collection, filtration, and reuse systems are being developed that provide supplemental irrigation water and provide vector control. These systems can greatly reduce the irrigation needs of a project. Point values for these types of systems will be determined based upon design and engineering data documenting the water savings.	TBD	
Residential Potable Water			
Showers	Water Efficient Showerheads (2.0 gpm)	2 points	3
Toilets	Water Efficient Toilets (1.5 gpm)	2 points	2
Faucets	Water Efficient Faucets (1.28 gpm)	2 points	2
Dishwasher	Water Efficient Dishwasher (6 gallons per cycle or less)	1 point	1
Washing Machine	Water Efficient Washing Machine (Water factor <5.5)	1 point	1
WaterSense	EPA WaterSense Certification	7 points	7
Increase Residential Reclaimed Water Use			
Recycled Water	5% of the total Project's water use comes from recycled/reclaimed water	5 points	
REDUCTION MEASURE ON ROAD: Alternative Transportation Options			
Increase Residential Density			
Residential Density	Designing the Project with increased densities, where allowed by the General Plan and/or Zoning Ordinance, reduces GHG emissions associated with traffic in several ways. Increased densities affect the distance people travel and provide greater options for the modes of travel they choose. This strategy also provides a foundation for implementation of many other strategies, which would benefit from increased densities. 1 point is allowed for each 10% increase in density beyond 7 units/acre, up to 500% (50 points)	1–50 points	

Feature	Description	Assigned Point Values	Project Points
Mixed-Use Development			
Mixed-Use	Mixes of land uses that complement one another in a way that reduces the need for vehicle trips can greatly reduce GHG emissions. The point value of mixed-use projects will be determined based upon a Transportation Impact Analysis (TIA) demonstrating trip reductions and/or reductions in vehicle miles traveled. Suggested ranges: - Diversity of land uses complementing each other (2–28 points) - Increased destination accessibility other than transit (1–18 points) - Increased Transit Accessibility (1–25 points) - Infill location that reduces vehicle trips or VMT beyond the measures described above (points TBD based on traffic data).	TBD	
Residential Near Local Retail (Residential-only Projects)	Having residential developments within walking and biking distance of local retail helps to reduce vehicle trips and/or vehicle miles traveled. The point value of residential projects in close proximity to local retail will be determined based upon traffic studies that demonstrate trip reductions and/or reductions in vehicle miles traveled (VMT). The suburban Project will have at least three of the following on site and/or off site within one-quarter mile: Residential Development, Retail Development, Park, Open Space, or Office. The mixed-use development should encourage walking and other non-auto modes of transport from residential to office/commercial locations (and vice versa). The Project should minimize the need for external trips by including services/facilities for day care, banking/ATM, restaurants, vehicle refueling, and shopping.	1–16 points	
Traffic Flow Management Improvements			
Signal Synchroni-zation	Techniques for improving traffic flow include traffic signal coordination to reduce delay, incident management to increase response time to breakdowns and collisions, Intelligent Transportation Systems (ITS) to provide real-time information regarding road conditions and directions, and speed management to reduce high free-flow speeds. - Signal synchronization - Traffic signals connected to existing ITS	 1 point/signal 3 points/signal	
Increase Public Transit			
Public Transit Access	The point value of a project's ability to increase public transit use will be determined based upon a Transportation Impact Analysis (TIA) demonstrating decreased use of private vehicles and increased use of public transportation. Increased transit accessibility (1–15 points)	TBD	
REDUCTION MEASURE: Install Electric Chargers			
Single-family DU EV Chargers	Installation of Electric Vehicle (EV) chargers in the garage of single-family DUs: - Level 1 110-volt AC Chargers - Level 2 240-volt AC Fast Chargers	 2 points 5 points	2
Multi-family DU EV Chargers	Installation of Electric Vehicle (EV) chargers in the parking areas of Multi-family Residential Development: - Level 1 110-volt AC Chargers - Level 2 240-volt AC Fast Chargers	 2 points/charger 5 points/ charger	

Feature	Description	Assigned Point Values	Project Points
REDUCTION MEASURE: Adopt and Implement a Bicycle Master Plan to Expand Bike Routes around the County			
Sidewalks	- Provide sidewalks on both sides of the street (required) - Provide pedestrian linkage between residential and commercial uses within 1 mile	1 point 3 points	1
Bicycle Paths	- Provide bicycle paths within project boundaries - Provide bicycle path linkages between residential and other land uses - Provide bicycle path linkages between residential and transit	TBD 2 points 5 points	
REDUCTION MEASURE WASTE-2: Reduce Waste to Landfills			
Recycling	County-initiated recycling program diverting 100% of waste requires coordination in neighborhoods to realize this goal. The following recycling features will help the County fulfill this goal: - Provide green waste composting bins at each residential unit - Multifamily residential projects that provide dedicated recycling bins separated by types of recyclables combined with instructions/education program explaining how to use the bins and the importance of recycling - Construction waste recycling	 4 points 3 points 4 points	4 4
OTHER GHG REDUCTION FEATURE IMPLEMENTATION			
Other GHG Emissions Reduction Features	This allows innovation by the applicant to provide residential design features for the GHG emissions from construction and/or operation of the Project not provided in the table. Note that engineering data will be required documenting the GHG reduction amount and point values given based upon emission reductions calculations using approved models, methods, and protocols.	TBD	
Total Points Earned by Residential Project:			**56**
Source: County of San Bernardino Greenhouse Gas Emissions Development Review Process Screening Tables Revised September 2021			

As shown in Table 4.8.1, Screening Table for Implementing GHG Performance Standards for Residential Development, the Project would yield 56 points and would therefore be consistent with the CAP. Further quantification of Project GHG emissions is not required. Inasmuch as the current screening table was only valid through 2020, the City has included the following mitigation measure to ensure compliance with future versions of the City's GHG Screening Table and AB32.

Mitigation Measure(s)

Mitigation Measure GHG-1 – Updated Screening Table. *Prior to the recordation of the final map, the applicant/developer shall complete a revised Greenhouse Gas Emissions Screening Table in accordance with the City's adopted version of the San Bernardino County Regional Greenhouse Gas Reduction Plan 2021, while achieving the minimum number of points necessary to comply with the City of Victorville Greenhouse Gas reductions goals.*

Mitigation Measure GHG-2 – Compliance Verification. *To the extent feasible, the City of Victorville Planning Department shall verify incorporation of the identified Screening Table Measures within the Project building plans/site designs and/or verify compliance with an updated version of the City's Greenhouse Gas Screening Table prior to the issuance of building permit(s).*

Mojave Desert Air Quality Management District Thresholds of Significance

The Mojave Desert Air Quality Management District (MDAQMD) has established GHG significance thresholds of 100,000 tons on an annual basis for this type of project. A summary of the projected annual operational greenhouse gas emissions, including amortized construction-related emissions associated with the development of the Project is provided in Table 4.8-2.

Table 4.8-2 Project Greenhouse Gas Emissions

Source	GHG Emissions (MT/yr)
	CO2e
Area	169.58
Energy	446.61
Mobile	1,374.08
Solid Waste	89.69
Water/Wastewater	48.83
30-year Amortized Construction GHG	12.96
Total	*2,141.75.*
MDAQMD Threshold	**100,000**
Exceed Threshold?	**NO**

Source: Summary of CalEEMod Model Runs and Output (Appendix A).

As shown in Table 4.8-2, the Project has the potential to generate a total of 2,141.75 $MTCO_2e$ per year. As such, the Project would not exceed the MDAQMD's significance threshold of 100,000 $MTCO_2e$. Thus, Project-related emissions would not have a significant direct or indirect impact on greenhouse gas emissions that could impact climate change and no mitigation or further analysis is required.

4.9 Hazards and Hazardous Materials

Threshold 4.9 (a) (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
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?			✓	

Impact Analysis

Existing Conditions

The Project site has been subject to severe artificial disturbances associated with modern refuse dumping and adjacent street, sidewalk, and residential property construction. Most of the Project site is covered with old alluvium, and a small portion in the southeastern corner contains more recent alluvium associated with the flooding of the adjacent Oro Grande Wash.

There have been no previous activities, including agricultural production, which could result in the release of surface or subsurface hazardous materials during the construction phase of the Project.

Construction Activities

Construction contractors are required to comply with all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited requirements imposed by the Environmental Protection Agency, California Department of Toxic Substances Control, Mojave Desert Air Quality Management District, and the Lahontan Regional Water Quality Control Board. As such, impacts due to construction activities would not cause a significant hazard to the public or the environment through the release of hazardous materials to the environment.

Operational Activities

The Project site would be developed with residential land uses which is a land use not typically associated with the transport, use, or disposal of hazardous materials. Although residential land uses may utilize household products that contain toxic substances, such as cleansers, paints, adhesives, and solvents, these products are usually in low concentration and small in amount and would not pose a significant risk to humans or the environment during transport to/from or use at the Project site.

Threshold 4.9 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	

Impact Analysis

The Project site is located approximately .58 miles south and west from Vista Verde Elementary School. Although not within 0.25 miles of the school, as discussed in the responses to Thresholds 4.9 (a) and 4.9 (b) above, all hazardous or potentially hazardous materials would comply with all applicable federal, State, and local agencies and regulations with respect to hazardous materials. Therefore, regardless of the proximity of planned or proposed schools, the Project would not impact schools.

Threshold 4.9 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?				✓

Impact Analysis

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State and local agencies to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites pursuant to Government Code §65962.5. Below are the data resources that provide information regarding the facilities or sites identified as meeting the Cortese List requirements, Based on a review of the Cortese List maintained by the California Environmental Protection Agency the Project site is not identified on the list of hazardous materials sites compiled pursuant to Government Code §65962.5

Threshold 4.9 (e). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?				✓

Impact Analysis

The Project site is not located within an airport land use plan.[1] The nearest airports from the site are Adelanto Airport 52-CL located approximately 4 miles northwest and the Southern California Logistics Airport, approximately 6 miles north.

Threshold 4.9 (f). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	

Impact Analysis

Access to the Project site is proposed from La Mesa Road and Mesa View Drive. The Project site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. During construction and long-term operation, the Project would be required to maintain adequate emergency access for emergency vehicles from La Mesa Road.

Threshold 4.9 (g). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				✓

Impact Analysis

According to the *California Fire Hazard Severity Zone Viewer* maintained by Cal Fire, the Project site is not located within a high wildfire hazard area; therefore, no impacts are anticipated anticipated.[2] Also refer to analysis under Section 4.20, *Wildfire*.

[1] Source: San Bernardino Countywide Plan, Policy Map HZ-9, Airport Safety and Planning, 2017, https://www.arcgis.com/apps/webappviewer/index.html?id=5dc02b81369c49c9a1947aedfc300a45, accessed April 5, 2022.

[2] Source: https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414, accessed on January 17, 2022.

4.10 Hydrology and Water Quality

The following analysis is based in part on the following technical report: *Preliminary Drainage Report For Tentative Tract Map No. 20488 Victorville, CA*, United Engineering Group, December 2020, and is included as Appendix F of this Initial Study.

Threshold 4.10 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	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?		✓		

Impact Analysis

The Lahontan Water Board oversees programs that regulate discharges from domestic or municipal wastewater, food processing related wastewater, industrial wastewater, and stormwater discharges from three potential sources: municipal separate storm sewer systems (MS4s), construction activities, and industrial activities.

Construction Impacts

Construction of the Project would involve clearing, grading, paving, utility installation, building construction, and the installation of landscaping, which would result in the generation of potential pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction activities in the absence of any protective or avoidance measures.

Victorville Municipal Code (V.M.C.) *Chapter 10.30 - Storm Water and Urban Runoff Management and Discharge Control*, requires the Project to obtain a National Pollutant Discharge Elimination System Municipal Stormwater Permit for construction activities. The permit is required for all Projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area.

Compliance with the permit requires the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) for construction-related activities, including grading. The plan would specify the measures that would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the site. In order to ensure compliance, the following mitigation measures have been included:

Mitigation Measures

Mitigation Measure WTR-1 – NPDES Permit. *Prior to issuance of a grading permit the applicant shall obtain coverage under the statewide general NPDES permit for control of construction and post-*

construction related storm water in accordance with the requirements of the Small MS4 General Permit. In addition, the applicant shall:

- *Prepare a project specific Storm Water Pollution Prevention Plan (SWPPP) as required in the NPDES permit and shall identify site-specific erosion and sediment control best management practices that will be implemented;*
- *The SWPPP shall be applicable to all areas of the project site including construction areas, access roads to and through the site, and staging and stockpile areas;*
- *Temporary best management practices for all components of the project must be implemented until such time as permanent post-construction best management practices are in place and functioning; and*
- *All excess sediment excavated as part of the Project that is not used onsite should be stockpiled in a location such that it will not be transported by wind or water into a surface water. An adequate combination of sediment and erosion control BMPs must be implemented and maintained to temporarily stabilize all stockpiled sediment until such time that it is reused and/or permanently stabilized.*

Mitigation Measure WTR – 2 – Spill Prevention and Response Plan. *The applicant/developer shall prepare and implement a comprehensive Spill Prevention and Response Plan for the Project, subject to review and approval by the City Planner and City Engineer (or their designee) prior to the issuance of any associated building or grading permit. This plan should outline the site-specific monitoring requirements and list the best management practices necessary to prevent hazardous material spills or to contain and cleanup a hazardous material spill, should one occur.*

Operational Impacts

Storm water pollutants commonly associated with single family residential land uses include sediments, nutrients, trash and debris, bacteria and viruses, oil and grease, and pesticides. V.M.C. *Chapter 10.30 - Storm Water and Urban Runoff Management and Discharge Control*, requires the preparation of a Water Quality Management Plan (WQMP) for managing the quality of storm water or urban runoff that flows from a developed site after construction is completed and the facilities or structures are occupied and/or operational. The Project proposes to use project roadways to carry runoff to a proposed water quality basin, designed for stormwater treatment through infiltration provided at the bottom of the basin, where the required volume will infiltrate through the soils and into the groundwater.

Threshold 4.10 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓	

Impact Analysis

Groundwater Supplies

The source of potable water supply for the Victorville Water District (VWD) is from groundwater. VWD has groundwater wells within its distribution system that are actively used to pump groundwater from the Mojave River Groundwater Basin, which lies beneath Victor Valley.[1] A discussion of overall water supplies can be found in Section 4.19, *Utilities and Service Systems*, of this Initial Study.

Groundwater Recharge

The Project proposes to use roads within the Project site to carry runoff to three (3) proposed on-site water quality basins, as indicated on the preliminary design layouts. These basins, designed for both retention and detention, before discharging as groundwater. As such, the Project would not interfere substantially with groundwater recharge.

Sustainable Groundwater Management

The City of Victorville is located within the Upper Mojave River Valley portion of the Mojave River Basin. The Mojave River is an adjudicated basin (i.e., water rights are determined by court order).[2] Adjudicated basins are exempt from the 2014 Sustainable Groundwater Management Act (SGMA) because such basins already operate under a court-ordered management plan to ensure the long-term sustainability of the Basin. No component of the Project would obstruct with or prevent implementation of the management plan for the Basin. As such, the Project would not conflict with any sustainable groundwater management plan. Impacts would be less than significant.

[1] Source: *Victorville Urban Water Management Plan*, June 6, 2016, p. 23, accessed on January 17, 2022.
[2] Source: https://gis.water.ca.gov/app/bp-dashboard/final/, accessed on January 17, 2022.

Threshold 4.10 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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 that would:			✓	
(i) Result in substantial erosion or siltation on- or offsite?			✓	
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			✓	
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
(iv) Impede or redirect flood flows?			✓	

Impact Analysis

Existing Condition

The Project site is vacant, undeveloped and undisturbed land with uniform slope of approximately 1.3 percent. The runoff from the subject site is primarily sheet flow. The site drains to the unnamed ephemeral wash to the west of the site near Fremontia Road, where flow continues north into an existing City Storm drain inlets along Palmdale Road.

Proposed Condition

The Site will construct combination retention and detention basins of sufficient size to handle water quality through infiltration, and flood mitigation through detention. The streets have been analyzed and confirmed to contain the 10 year runoff within the curb, and the 100 year runoff within the right of way. At time of final design, the basins and outlet structures will need be designed and analyzed in conjunction with final grading and paving plans, street grades and curb inlets will need to be designed and sized to confirm capacity with final street design.

As proposed, the design of the storm drain system manage runoff so that the Project would not result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, or impede or redirect flood flows.

Threshold 4.10 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓

Impact Analysis

According to the Federal Emergency Management Agency (FEMA), the Project site is not located within a flood hazard zone.[1] According to the California Department of Conservation, California Official Tsunami Inundation Maps,[2] the site is not located within a tsunami inundation zone. In addition, the Project would not be at risk from seiche because there is no water body in the area of the Project site capable of producing as seiche.

Threshold 4.10 (e). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			✓	

Impact Analysis

As discussed under Threshold 4.10 (a) and 4.10 (c), with implementation of the proposed drainage system improvements and features, the Project would not conflict with or obstruct implementation of the *Lahontan Basin Plan*. In addition, as discussed under Threshold 4.10 (b), the Project site is not subject to a Sustainable Groundwater Water Management program and will not substantially impede sustainable groundwater management of the basin

4.11 Land Use and Planning

Threshold 4.11 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide a community?				✓

Impact Analysis

An example of a Project that has the potential to divide an established community includes the construction of a new freeway or highway through an established neighborhood. The Project site is

1 https://www.fema.gov/flood-maps, accessed on January 17, 2022.

2 California Department of Conservation, *California Official Tsunami Inundation Maps,* https://www.conservation.ca.gov/cgs/tsunami/maps#:~:text=Coordinated%20by%20Cal%20OES%2C%20California,considered %20tsunamis%20for%20each%20area., accessed January 17, 2022.

bordered on the north by single-family residential development and undeveloped land, on the south by La Mesa road followed by existing and proposed single-family development, on the east by Mesa View Drive followed by undeveloped land, and on the west by undeveloped land, and on the west undeveloped land. Given the location and surrounding land uses, the Project would not divide an established community.

Threshold 4.11 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?		✓		

Impact Analysis

The applicable plans and policies relating to a conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect are summarized below.

City of Victorville General Plan

Land Use Element

The General Plan Land Use designation for the Project site is Low Density Residential (5 du/ac). The Project proposes a density of 5.33 du/ac, which is consistent with the General Plan Land Use Element. Other General Plan Elements that are adopted for the purposes on avoiding or mitigating an environmental effect are listed as follows:

Circulation Element

Any new project is required to conform to the street sections identified in the Circulation Plan. La Mesa Road along the Project frontage is classified as a Residential Arterial and will be improved with pavement, curb, gutter, sidewalk, and a landscaped parkway within a 50-foot, halfwidth right-of-way. Mesa View Drive is classified as a Collector Street along the Project frontage, and will be improved with pavement, curb, gutter, sidewalk, bike, and landscaped parkway within a 34-foot, half-width right-of-way. Refer to Threshold 4.17 (a) in Section 4.17, *Transportation,* for further discussion.

Noise Element

Impacts are less than significant with mitigation for construction noise. Refer to Threshold 4.13 (a) in Section 4.13, *Noise,* for further discussion.

Resource Element

The Resource Element contains policies addressing water supply, biological resources, cultural resources, paleontological resources, mineral resources, flooding, water quality, solid waste, air quality, and energy. These environmental topics have been addressed under the applicable sections throughout this Initial Study. In cases where impacts were identified as potentially significant, mitigations are required to reduce impacts to less than significant.

City of Victorville Development Code & Vista Verde Specific Plan

The Zoning classification is Specific Plan and the underlying Medium-Low and Medium single family residential disticts allow a minimum lot size of 4,000 and 5,000 square feet. The Specific Plan and the City's Development Code contains regulations addressing hydrology/water quality and geology/soils. These environmental topics have been addressed under the applicable sections throughout this Initial Study. In no instances was the Project found to be inconsistent with the requirements of the Development Code.

City of Victorville Non-Motorized Transportation Plan

The *Non-Motorized Transportation Plan* recommends a Class 2 bike lane on La Mesa Road. Class 2 bike lanes are established along streets and are defined by pavement striping and signage to delineate a portion of a roadway for bicycle travel. The proposed street improvements are designed to accommodate Class 2 bike lanes. Refer to Threshold 4.17 (a) in Section 4.17, *Transportation,* for further discussion.

City of Victorville Climate Action Plan

Impacts are less than significant. Refer to Threshold 4.8 (b) in Section 4.8, *Greenhouse Gas Emissions,* for further discussion.

Mojave Desert Air Quality Management District Air Quality Management Plans

Impacts are less than significant. Refer to Threshold 4.3 (a) in Section 4.3, *Air Quality,* for further discussion.

Water Quality Control Plan for the Lahontan Region (Basin Plan)

Impacts are less than significant. Refer to Threshold 4.10 (e) in Section 4.10, *Hydrology and Water Quality,* for further discussion.

Conclusion

As demonstrated throughout this Initial Study/Mitigated Negative Declaration, the Project would not conflict with any applicable land use plan, policy, or regulation for purposes of avoiding or mitigating a physical impact to the environment.

4.12 Mineral Resources

Threshold 4.12 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓

Impact Analysis

The Victorville General Plan indicates the Project site is within a large area encompassing much of the City of Victorville that has been designated with a Mineral Land Classification of MRZ-3A or area containing known mineral occurrences of undetermined mineral resource significance. This classification was based on a report by the California Department of Conservation, Division of Mines and Geology, entitled *Mineral Land Classification of Concrete Aggregate Resources in the Barstow - Victorville Area, San Bernardino County, California*.

The naturally occurring mineral resources within the Planning Area include sand, gravel or stone deposits that are suitable as sources of concrete aggregate. Review of the California Department of Conservation interactive web mapping indicates there is no active mines on the Project site.[1] Accordingly, implementation of the Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State of California.

Threshold 4.12 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?				✓

Impact Analysis

The Project site is designated as Specific Plan; however, the Project is not delineated as a locally important mineral resource recovery site.

[1] Source: https://maps.conservation.ca.gov/mineralresources/, accessed on January 18, 2022.

4.13 Noise

Threshold 4.13 (a). Would the Project result in:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project more than standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	

Impact Analysis

Existing Ambient Noise Levels

As dictated by CEQA, the focus of the noise analysis is focused on whether or not the Project causes a substantial temporary or permanent increase in ambient noise levels in the immediate vicinity of the Project site.

The primary source of noise in the area is from vehicle traffic from La Mesa Road, which is classified as an Arterial by the General Plan Circulation Element. Super Arterials transport large volumes of intercity, intra-city, and regional traffic at higher speeds with limited access control points. Super arterials generally connect to freeways to distribute traffic to other facilities such as major and secondary arterials, and collector facilities serving the City and other regional networks and generate higher levels of noise.

Under existing conditions, La Mesa Road functions as a local street. General Plan EIR, *Table 5.11-6* shows that local roads are not forecast to carry enough traffic to cause any significant noise impact outside the roadway right-of-way. The maximum extent of the 65 dB CNEL contour of 49 feet would occur.

Construction Noise Impact Analysis

Construction-related noise and ground vibration will be analyzed using published reference noise and vibration levels for typical construction equipment. Anticipated project-generated levels of noise and ground vibration will be estimated based on standard attenuation rates using calculation methods recommended by Caltrans and the Federal Transit Administration.

Noise levels associated with the construction will vary with the different types of construction equipment. Table 4.13-1 identifies the level of noise generated by construction equipment.

Table 4.13-1 Typical Construction Equipment Noise Levels

Type	Lmax (dBA) at 50 Feet
Backhoe	80
Grader, Dozer, Excavator, Scraper	85
Truck	88
Concrete Mixer	85
Pneumatic Tool	85
Pump	76
Saw, Electric	76
Air Compressor	81
Generator	81
Paver	89
Roller	74

Source: FTA Transit Noise and Vibration Impact Assessment Manual.

Construction noise will have a temporary or periodic increase in the estimated 65 dBA ambient noise level above the existing within the Project vicinity. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Noise levels will be loudest during grading phase. The construction noise levels are expected to range from 74 to 89 dBA. The nearest sensitive receptors are the residential uses located north and south of the Project site. Thus, the noise level at these residential uses could reach 85 dBA because of the use of graders, dozers, excavators, or scrapers during grading.To reduce construction impacts to the abutting residential uses, the following mitigation measure is required.

Mitigation Measure(s)

Mitigation Measure NOI-1. Construction Noise Mitigation. *Prior to the issuance of a grading permit, the following notes shall be included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Victorville staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.*

"a) Haul truck deliveries shall be limited daytime hours of 6:00 a.m. to 6:00 p.m.

b) Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.

c) All stationary construction equipment shall be placed in such a manner so that emitted noise is directed away from any sensitive receptors adjacent to the Project site.

d) Construction equipment staging areas shall be located the greatest distance between the staging area and the nearest sensitive receptors."

Off-Site Operational Traffic Noise Impacts

The Project expects to generate a maximum of approximately 1,520 daily trips at full occupancy with 112 during the AM peak hour and 152 trips during the PM peak hour (periods where the highest noise levels will be generated).

According to Caltrans, the human ear is able to begin to detect sound level increases of 3 decibels (dB) in typical noisy environments.[1] A doubling of sound energy (e.g., doubling the volume of traffic on a highway) that would result in a 3-dBA increase in sound, would generally be barely detectable.

The existing peak hour traffic volumes are 252 trips in the AM and 404 trips in the PM. The Project traffic will increase traffic volumes by 44% in the AM peak hour and 37% in the PM peak hours. As the Project does not double the existing traffic volumes so noise impacts from traffic noise are less than significant.

Conclusion

With implementation of Mitigation Measure NOI-1, the Project's construction noise impacts would not result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project more than standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

Threshold 4.13 (b). Would the Project result in:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Generation of excessive groundborne vibration or groundborne noise levels?			✓	

Impact Analysis

Groundborne vibration levels from automobile traffic are generally overshadowed by vibration generated by heavy trucks that roll over the same uneven roadway surfaces. The Project does not involve the use of heavy trucks, so vehicle traffic generated by the Project would not generate excessive ground borne vibration.

According to the Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, September 2018, while ground vibrations from construction activities do not often reach the levels that can damage structures, construction vibration may result in building damage or prolonged annoyance from activities such as blasting, piledriving, vibratory compaction, demolition, and drilling or excavation near sensitive structures.[2] The Project does not require these types of construction activities.

[1] Source: Caltrans, Traffic Noise Analysis Protocol, April 2020, p.7-1.

[2] Source: https://www.transit.dot.gov/research-innovation/transit-noise-and-vibration-impact-assessment-manual-report-0123.

Threshold 4.13 (c). Would the Project result in:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?			✓	

Impact Analysis

The Project consists of single-family residences and would not expose people to aircraft noise. In addition, The Project site is located not located within an airport land use plan.[1] The nearest airports from the site are Adelanto Airport-52CL located approximately 4.5 miles northwest and the Southern California Logistics Airport located approximately 6.8 miles north. The project is not within two miles of an airport. Therefore, the Project would not expose residents to excessive noise levels.

4.14 Population and Housing

Threshold 4.14 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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)?			✓	

Impact Analysis

According to the 2020 population estimates provided by the California Department of Finance, there are 3.45 persons per households in Victorville.[2] Based on 152 dwelling units, the Project could increase the overall population of the City by approximately 524 persons (assuming all new residents will come from outside the city limits). The Project site is located on the northwest corner of La Mesa Road and Mesa View Drive in close proximity to residential development. In addition, the Project site is served by existing water and sewer facilities, gas and electric utilities, and roadways. No additional infrastructure will be needed to serve the Project other than connection to infrastructure adjacent to the site.

1 Source: https://cms.sbcounty.gov/lus/Planning/AirportLandUse.aspx, accessed on January 18, 2022.
2 https://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/, accessed on January 20, 2022.

Threshold 4.14 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓

Impact Analysis

The Project site consists of undeveloped vacant land. Therefore, implementation of the Project would not displace a substantial number of existing housing, nor would it necessitate the construction of replacement housing elsewhere.

4.15 Public Services

Threshold 4.15 (a).	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire protection?			✓	
2) Police protection?			✓	
3) Schools?			✓	
4) Parks?			✓	
5) Other public facilities?			✓	

Impact Analysis

Fire Protection

The Victorville Fire Department provides fire protection services to the Project site. The Project area is currently served by Fire Station No. 313 located approximately 2.6 miles east of the Project site at 13086 Amethyst Road. Development of the Project would impact fire protection services by placing an additional demand on existing fire protection resources should its resources not be augmented. To offset the increased demand for fire protection services, the Project would be conditioned by the City to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes.

In addition, the City collects a Development Impact Fee to assist the City in providing fire protection facilities. Payment of the Development Impact Fee would be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project. Therefore, the Project would not result in the need to construct new or physically altered fire facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection.

Police Protection

The City of Victorville Police Department provides community policing to the Project site from the Victorville Police Station, located at 14200 Amargosa Road, approximately 6.1 miles northeast of the Project site. The City collects a Development Impact Fee to assist the City in providing for capital improvement costs for police protection facilities. Payment of the Development Impact Fee would be applied to police facilities and/or equipment, to offset the incremental increase in the demand for police protection services that would be created by the Project. Therefore, the Project would not result in the need to construct new or physically altered police facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection.

Schools

The Project proposes 152 new housing units that may directly create additional students to be served by Snowline Joint Unified School District (SJUSD) which serves the Project site. As a condition of approval, the Project would be required to contribute fees to SJUSD in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school fees is required for all new residential development projects and is considered full and complete mitigation of any school impacts. School impact fees are payments to offset capital cost impacts associated with new development, which result primarily from costs of additional school facilities, equipment, and maintenance requirements.

Parks

The project features a dedicated 0.66-acre lot for passive recreational purposes. Mesa Linda Park is located within walking distance to the Project site, approximately 1.5 miles east, to serve the residents. In addition, the City collects a Development Impact Fee to assist the City in providing for additional park facilities to serve the growing population as needed.

Other Public Facilities

As noted above, development of the Project could add approximately 524 persons to the population of the City, assuming that all new residents come from outside the City limits. This number of persons in relation to the current population of 126,432 would not significantly increase the demand

for public services, including public health services and library services which would require the construction of new or expanded public facilities.[1]

4.16 Recreation

Threshold 4.16 (a).	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓

Impact Analysis

The project features a dedicated 0.66-acre lot for recreational purposes. In addition, Mesa Linda Park is located approximately 1.5 miles east of the project site. The Project would add approximately 524 residents to the City population, assuming that all new residents come from outside the City limits. This number of would not significantly increase the use of Mesa Linda Park to the degree that deterioration of the facility would occur or be accelerated. In addition, the City collects a Development Impact Fee to assist the City in providing for additional park facilities to serve the growing population as needed.

Threshold 4.16 (b).	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?				✓

Impact Analysis

The Project proposes a 0.66-acre passive recreation/water quality basin. Potential physical impacts on the environmental as a result of developing the passive recreation area are addressed throughout this Initial Study as applicable. The project would not result in the need for construction of new recreational facilities. Potential impacts to recreational facilities would be further offset by the contribution of Development Impact Fees to the City of Victorville as conditional of Project approval.

[1] Source: https://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/, accessed on January 18, 2022.

4.17 Transportation

Analysis of transportation impacts is supported by the following technical report:

- *TTM 20488 (Vista Verde) Vehicle Miles Traveled Analysis, City of Victorville*, RK Enginering Group, Inc., January 13, 2022

Threshold 4.17 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	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?			✓	

Impact Analysis

Public transportation services within the City of Victorville and near the proposed project include bus transit service provided by the Victor Valley Transit Authority. The nearest bus stop includes bus routes 21 and 54, located on Mesa View Drive and Luna Road approximately 0.3 miles north. The Project is not proposing any improvements that would preclude future transit service in the area. The Project would not conflict with programs, plans, ordinances, or policies addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Roadways

As required by the General Plan Circulation Element, the Project is required to construct the following roadway improvements.

La Mesa Road

La Mesa Road shall be improved with pavement, curb, gutter, sidewalk, and landscaped parkway within a 50-foot, half-width right-of-way.

Mesa View Drive

Mesa View Drive, along the Project's eastern frontage, shall be improved with pavement, curb, gutter, sidewalk, and landscaped parkway within a 34 foot, half-width right-of-way.

Internal Streets (Local)

Proposed internal streets will be public roads improved with pavement, curb, gutter, sidewalk, driveway approaches, and landscaped parkway within a 30-foot, full-width right-of-way.

Non-Motorized Transportation Plan

The Non-Motorized Transportation Plan serves as the guiding document for the City to follow in improving its bicycle and pedestrian infrastructure and programs. It complements the Circulation

Element of the General Plan which discusses the necessity for developing non-motorized facilities. The Project implements the Plan by providing the following:

- Adequate pavment width to accmodate future Class 2 bike lanes on La Mesa Road.
- Sidewalks on La Mesa Road, Mesa View Drive, and internal streets.

Conclusion

Based on the preceding analysis, the Project does not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Threshold 4.17 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			✓	

Impact Analysis

Changes to California Environmental Quality Act (CEQA) Guidelines were adopted in December 2018, which require all lead agencies to adopt Vehicle Miles Traveled (VMT) as a replacement for automobile delay-based level of service (LOS) as the new measure for identifying transportation impacts for land use projects. This statewide mandate took effect July 1, 2020. Impacts related to LOS will be evaluated through the City's development review process apart from CEQA.

This VMT analysis follows the City of Victorville's adopted VMT evaluation methodology and thresholds of significance requirements, as described in the *City of Victorville Vehicle Miles Traveled (VMT) Analysis Guidelines, Resolution No. 20-031*, Adopted June 16, 2020. (hereinafter referred to as VMT Guidelines).

The model used for the VMT analysis, as specified within the Victorville VMT Guidelines, is the San Bernardino Transportation Analysis Model (SBTAM). The San Bernardino County Transportation Authority (SBCTA) VMT Screening tool has been used to obtain the base model data used in this analysis. For projects with a single land use, the production/attraction (PA) method is used.

This analysis utilizes VMT statistical data at the TAZ level for project evaluation. The use of TAZ level statistics is appropriate because the project consists of similar land uses as those currently existing and forecasted within the SBTAM TAZ. The project would also utilize the same roadway network and exhibit similar travel patterns as the other residential uses within the same TAZ.

VMT estimates based on the SBTAM/SBCTA VMT Screening Tool for TAZ 53898101 based on the Base Year and General Plan Buidout Year are shown on Table 4.17.1, Base Year VMT Analysis, and Table 4.17.2, *General Plan Buildout VMT Analysis.*

Table 4.17-1 Base Year VMT Analysis

Scenario	VMT/Service Population
Project VMT	23.5
Victorville Threshold of Significance	25.0
Exceeds Threshold?	No

Table 4.17-2 General Plan Buildout VMT Analysis

Scenario	VMT/SP$_1$
Project VMT	24.6
Victorville Threshold of Significance	25.0
Exceeds Threshold? (Yes/No)	No

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As shown on Tables 4.17.1 and 4.17.2 above, Project generated VMT is below the City's VMT threshold. The Project will not require a full VMT analysis and impacts are less than significant.

Threshold 4.17 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	

Impact Analysis

The proposed roadway improvement will be designed in accordance with the City of Victorville *Minimum Requirements for Street Improvement Plans* document. In addition, the Project is located in an area developed with residential uses and nearby community park. As such, the Project would not be incompatible with existing development in the surrounding area to the extent that it would create a transportation hazard because of an incompatible use.

Threshold 4.17 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Result in inadequate emergency access?			✓	

Impact Analysis

The Project would take access from La Mesa Road and Mesa View Drive. During the course of the preliminary review of the Project, the Project's transportation design was reviewed by the City's

Engineering Department, Fire Department, and Police Department to ensure that adequate access to and from the site would be provided for emergency vehicles.

4.18 Tribal Cultural Resources

Threshold 4.18 (a). Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?		✓		

Impact Analysis

Refer to Cultural Resources, Threshold 4.5 (a) regarding historical resources. The project is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources.

Threshold 4.18 (a). Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?		✓		

Impact Analysis

Assembly Bill (AB) 52 created a process for consultation with California Native American Tribes in the CEQA process. Tribal Governments can request consultation with a lead agency and give input into potential impacts to tribal cultural resources before the agency decides what kind of environmental assessment is appropriate for a proposed project.

The City of Victorville commenced the AB 52 process by sending out consultation invitation letters on Marcxh 15, 2022 to tribes previously requesting notification pursuant to Public Resources Code

§21080.3.1. As of April 21, 2022, no tribes have submitted requests for consultation or other comments as a result of AB 52 noticing. As a result, Mitigation Measures TCR-1 through TCR-5 have been made a part of the project/permit/plan conditions in the event of the inadvrtant discovery of tribal resources.

Mitigation Measures

Mitigation Measure TCR-1. Discover of Cultural Resources. *In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, any tribes noticed in conjunction with the AB 52 process shall be contacted, as detailed within TCR-4, 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 TCR-2. Monitoring and Treatment Plan. *If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to any tribes noticed in conjunction with the AB 52 process for review and comment, as detailed within TCR-4. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.*

Mitigation Measure TCR-3. Discovery of Human Remains. *If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.*

Mitigation Measure TCR-4. Tribal Input. *Any tribes noticed in conjunction with the AB 52 process shall be contacted, as detailed in TCR-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 any tribes noticed in conjunction with the AB 52 process, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents any tribes noticed in conjunction with the AB 52 process for the remainder of the project, should any tribes noticed in conjunction with the AB 52 process elect to place a monitor on-site.*

Mitigation Measure TCR-5. Archaeological/Cultural Documents. *Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for*

dissemination to any tribes noticed in conjunction with the AB 52 process. The Lead Agency and/or applicant shall, in good faith, consult with any tribes noticed in conjunction with the AB 52 process throughout the life of the project.

4.19 Utilities and Service Systems

Threshold 4.19 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	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?		✓		

Impact Analysis

Water Service

The Project will connect to the existing waterline(s) in La Mesa Road and/or Mesa View Drive.

Sewer Service

The Project will connect to the existing sewer line(s) in La Mesa Road and Mesa View Drive.

Storm Drainage Improvements

The primary hydraulic design elements are the roads and the storm drain. Roads within the project will be used to carry runoff to a proposed water quality basin designed for both retention and detention before discharging to the existing storm drain at Mesa Linda.

Electric Power Facilities

The Project will connect to the existing Southern California Edison electrical distribution facilities available in the vicinity of the Project site.

Natural Gas Facilities

The Project will connect to the existing Southern California Gas natural gas distribution facilities available in the vicinity of the Project site.

Telecommunication Facilities

Telecommunication facilities include a fixed, mobile, or transportable structure, including, all installed electrical and electronic wiring, cabling, and equipment, all supporting structures, such as utility, ground network, and electrical supporting structures, and a transmission pathway and associated equipment in order to provide cable TV, internet, telephone, and wireless telephone

services to the Project site. Services that are not provided via satellite will connect to existing facilities maintained by the various service providers.

Conclusion

Construction or installation of the infrastructure and utilities needed to serve the Project will result in ground disturbance that may impact Biological Resources, Cultural Resources, Geology and Soils (Palentological Resources), and Tribal Cultural resources. Mitigation Measures AQ-1, BIO-1 through BIO-5, CR-1, CR-2, GEO-1, GEO-2, and TCR-1 through TCR-5 as described on pages 4 through 8 of this Initial Study document are required.

Threshold 4.19 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple years?			✓	

Impact Analysis

Water service would be provided to the Project site by the Victorville Water District. Based on a water demand factor of 143 gallons per per capita per day (GPCD) and the number of persons that would live in the homes (524), water demand is estimated at 784,932 gallons per day (GPD), or 879 acre feet (AF) per year[1]

Per the Mojave Basin Area Judgment, producers in the Mojave Basin Area are allowed to produce as much water as they need annually to meet their requirements. An underlying assumption of the Judgment is that sufficient water will be made available to meet the needs of the Basin in the future from a combination of natural supply, imported water, water conservation, water reuse and transfers of FPA among parties.[2]

Natural groundwater supply estimates are based on the long-term averages, which account for inconsistency in natural supplies (i.e., historic periods of drought are included in the long-term average). Therefore, VWD does not have any inconsistent water sources that result in reduced supplies in dry or multiple-dry years. Therefore, this UWMP concludes that VWD has adequate supplies to meet demands during average, single-dry, and multiple-dry years throughout the 25-year planning period. VWD will continue aggressive water conservation efforts, increased use of RW to offset potable water demand, and participation in new water supply projects with MWA to ensure that supplies continue to meet current and projected demands[3]. In addition, the site's General Plan

[1] City of Victorville PLAN 19-00033 and PLAN 20-00008.

[2] Victorville Water District 2020 UWMP, p. 5-2, https://www.victorvilleca.gov/home/showpublisheddocument/, accessed on April 6, 2022.

[3] Victorville Water District 2020 UWMP, p. 1-4, https://www.victorvilleca.gov/home/showpublisheddocument/, accessed on April 6, 2022.

land use designation of Speific Plan was accounted for in the Victorville Water District's *2020 Urban Water Management Plan*.

Threshold 4.19 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?			✓	

Impact Analysis

The City of Victorville Sewer Master Plan 2016 evaluates all the City sewers that are within the city limits under both existing and projected Year 2040 flow conditions and determining their hydraulic capacities, structural conditions and needed capital improvements. The Plan provides information relative to population growth and wastewater flows to identify and potential capacity problems that can be addressed in the City's 5-Year Capital Improvement Plan (CIP).

Wastewater treatment service would be provided to the Project site by SCLA Industrial Waste Water Treatment Plant. The Plant has a design capacity of 2.5 million gallons per day (MGD); 1.0 MGD industrial and 1.5 MGD sanitary.[1]

As detailed in the Plan, the City's population is projected to increase to 190,100 by the year 2035, which is an average annual increase of 2.3% and a total increase of 56.9% relative to January 2015. Housing is projected to increase by 70.6% (relative to 2015) to 64,062 dwelling units in 2035. Assuming that vacancy will remain at 11.18%, the City's population density would decrease to approximately at 3.3 people per occupied dwelling unit by the year 2035. According to the California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2011-2021, with 2010 Benchmark*, the City's population in 2021 was 127,710. Thus, the City's population is in line with the growth projections contained in the Plan.

The proposed Project would be developed with 152 single-family detached residential housing units. Based on a wasterwater generation demand factor of 260 gallons per capita per day (GPCD), the Project would result in a wastewater demand of 39,520 GPCD. As detailed above, the design treatment capacity of the SCLA Treatment Plant is 2.5 MGD. As such, the projects impact on the daily treatment capacity would be 1.5%. In addition, the Project's site's zoning is Medium-Low Residenital (4.4 du/ac) & Medium Residenital (5.5 du/ac) within the Vista Verde Specific Plan. The Sewer Master Plan relied on the land uses within the Specific Plan to plan for future wastewater treatment facilities.

[1] Source: https://www.victorvilleca.gov/government/city-departments/water/wastewater, accessed on April 5, 2022.

For the reasons stated above, it is not anticipated that the Project would result ina determination by the City that SCLA Treatment Plan would not have adequate capacity to serve the Project's projected demand in addition to SCLA's existing commitments.

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Threshold 4.19 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Generate solid waste more than State or local standards, or more than the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✓	

Impact Analysis

Construction Related Impacts

The California Green Building Standards Code (CAL Green), requires all newly constructed buildings to prepare a Waste Management Plan and divert construction waste through recycling and source reduction methods. The City of Victorville Building and Safety Department reviews and approves all new construction projects required to submit a Waste Management Plan. Mandatory compliance with CAL Green solid waste requirements.

Operational Related Impacts

According to the California Emissions Estimator Model, the Project is estimated to generate 178 tons of solid waste per year.[1] Solid waste from Victorville is transported to the Victorville Sanitary Landfill at 18600 Stoddard Wells Road. According to the CalRecycle website, the Victorville Sanitary Landfill has a daily throughput of 3,000 tons per day and a remaining capacity of 93,400,000 cubic yards. The expected closure is October 1, 2047.[35] As such, there is adequate landfill capacity to serve the Project.

Threshold 4.19 (e). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			✓	

Impact Analysis

Victorville Disposal (Burrtec) currently provides solid waste collection services to the City as required by Municipal Code Chapter 6.36, *Solid Waste Services*. Burrtec provides these services in compliance with federal, state, and local management and reduction statutes and regulations related to solid waste.

[1] Source: /Details/1870?siteID=2652, accessed on January 18, 2022.

4.20 Wildfire

Threshold 4.20 (a). If located in or near state responsibility areas of lands classified as very high fire hazard severity zones, would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				✓

Impact Analysis

A wildfire is a nonstructural fire that occurs in vegetative fuels, excluding prescribed fire. Wildfires can occur in undeveloped areas and spread to urban areas where the landscape and structures are not designed and maintained to be ignition resistant. As stated in the State of California's General Plan Guidelines: "*California's increasing population and expansion of development into previously undeveloped areas is creating more 'wildland-urban interface' issues with a corresponding increased risk of loss to human life, natural resources, and economic assets associated with wildland fires*." To address this issue, the state passed Senate Bill 1241 to require that General Plan Safety Elements address the fire severity risks in State Responsibility Areas (SRAs) and Local Responsibility Areas (LRAs).

According to the *California Fire Hazard Severity Zone Viewer* maintained by Cal Fire, the Project site is not located within a high wildfire hazard area.[1] The Project is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. As such, Thresholds 4.20 (a) through 4.20 (e) below require no further action.

Threshold 4.20 (b). If located in or near state responsibility areas of lands classified as very high fire hazard severity zones, would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?				N/A

[1] Source: https://egis.fire.ca.gov/FHSZ/ accessed on January 18, 2022.

Threshold 4.20 (c). If located in or near state responsibility areas of lands classified as very high fire hazard severity zones, would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?				N/A

Threshold 4.20 (d). If located in or near state responsibility areas of lands classified as very high fire hazard severity zones, would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, because of runoff, post-fire slope instability, or drainage changes?				N/A

4.21 Mandatory Findings of Significance

Threshold 4.21 (a). Does the project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓		

Impact Analysis

As indicated in this Initial Study, biological resources, cultural resources, geology and soils (palentological resources), and tribal cultural resources may be adversely impacted by Project development. The following mitigation measures are required to reduce impacts to less than significant levels: AQ-1, BIO-1 through BIO-5, CR-1, CR-2, GEO-1, GEO-2, and TCR-1 through TCR-5 as described on pages 4 through 8 of this Initial Study document.

Threshold 4.21 (b). Does the project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		✓		

Impact Analysis

The cumulative impacts analysis provided here is consistent with Section 15130(a) of the CEQA Guidelines, in which the study of cumulative effects of a project is based on two determinations:

- Are the combined impact of this project and other projects significant?
- If so, is the project's incremental effect cumulatively considerable, causing the combined impact of the projects evaluated to become significant? The cumulative impact must be analyzed only if the combined effects are significant, and the Project's incremental effect is found to be cumulatively considerable (CEQA Guidelines §15130(a)(2) and (3)).

The analysis of potential environmental impacts in Section 4.0, *Environmental Analysis*, of this Initial Study concluded that the Project would have *no impact* or a *less than significant impact* for all environmental topics, except for Biological Resources, Cultural Resources, Geology and Soils (Paleontological Resources), Tribal Cultural Resources, and Utilities and Service Systems (installation of facilities that involves disturbance of previously undisturbed land). For these resources, Mitigation Measures are required to reduce impacts to less than significant levels as discussed below.

Biological Resources

As discussed in Section 4.4, *Biological Resources,* of this Initial Study, there are 60 western Joshua trees on the Project site, which are currently afforded protection under the CESA. If the Project Proponent can design around western Joshua Tree, per Special Order 749.10 to establish an appropriate buffer, this would allow the Project to move forward without processing an Incidental Take Permit (ITP) application. If avoidance is not economically practical, Mitigation Measures BIO-1 through BIO-4 shall apply.

Development activities will also impact wildlife, and those with limited mobility (e.g. small mammals and reptiles) will experience increases in mortality during the construction phase. More mobile species (e.g. birds, large mammals) will be displaced into adjacent areas and will likely experience minimal impacts. However, the Burrowing Owl and Desert Tortoise are known to be located within the regional area potentially. Due to their transient nature, they have the potential to inhabit the site in the future. Therefore, Mitigation Measures BIO-2, BIO-3, and BIO-4 are required to ensure any impacts remain less than significant.

Overall, the loss of about 16-acres of disturbed desert vegetation is not expected to have a significant cumulative impact on the overall biological resources in the region, given the presence of similar habitat throughout the surrounding desert region. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Cultural Resources

As discussed in Section 4.5, *Cultural Resources,* of this Initial Study, the records search, and field survey did not identify any cultural resources, including historic and prehistoric sites or historic-period buildings within the project site boundaries. Research results, combined with surface conditions, have failed to indicate sensitivity for buried cultural resources. No additional cultural resources work or monitoring is necessary during earthmoving activities. If previously undocumented cultural resources are identified during earthmoving activities, Mitigation Measures CR-1 and CR-2 (if applicable) shall apply. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Geology and Soils (Paleontological Resources)

As discussed in Section 4.7, *Geology and Soils,* of this Initial Study, the property is situated in the Mojave Desert geomorphic province. The Mojave Desert province is a wedge-shaped area that is enclosed on the southwest by the San Andreas fault zone, the Transverse Ranges province, and the Colorado Desert province, on the north and northeast by the Garlock fault zone, the Tehachapi Mountains, and the Basin and Range province, and on the east by the Nevada and Arizona state lines, and the Colorado River. The area is dominated by broad alluvial basins that are mostly aggrading surfaces receiving non-marine continental deposits from the adjacent upland areas. More specific to the subject property, the site is geologically mapped to be underlain by alluvium. Alluvium has the potential to contain paleontological resources. Therefore, Mitigation Measure GEO-1 and GEO-2 (if applicable) is required. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Tribal Cultural Resources

As discussed in Section 4.18, *Tribal Cultural Resources*, of this Initial Study, construction and operation of the Project would include activities limited to the confines of the Project site. Although no comments have been received as a result of the AB 52 process, Mitigation Measures TCR-1 through TCR-5 should there be any inadvertent discoveries. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Utilities and Service Systems

As discussed in Section 4.19, *Utilities and Service Systems*, of this Initial Study, the installation and construction of the sewer, water, storm drainage facilities described below will result in earth moving that may impact Biological Resources, Cultural Resources, Geology, and Soils (Paleontological Resources), and Tribal Cultural Resources. Potential impacts to these resources are

mitigated by Mitigation Measures BIO-1 through BIO-4, CR-1, CR-2 (if applicable) , GEO-1, GEO-2 (if applicable), and TCR-1 through TCR-5. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Conclusion

In instances where impacts have been identified, mandatory compliance with federal, state, or local law currently in place that effectively reduce environmental impacts. Potentially significant impacts ae reduced to less than significant levels with implementation of mitigation measures. Therefore, potential adverse environmental impacts of the Project, in combination with the impacts of other past, present, and future projects, would not contribute to cumulatively significant effects.

Threshold 4.21 (c). Does the project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		✓		

Impact Analysis

Under this threshold, the types of impacts analyzed consist of those that affect human health and well-being. As indicated by this Initial Study, the Project may cause or result in certain potentially significant environmental impacts that directly or indirectly affect human beings with respect to air quality, agriculture and forestry resources, geology and soils, energy, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, utilities and service systems, and wildfire. In instances where impacts have been identified, mandatory compliance with federal, state, or local law currently in place that effectively reduce environmental impacts. Potentially significant impacts related to construction noise would be reduced to less than significant levels with implementation of Mitigation Measure NOI-1. Therefore, potential adverse environmental impacts of the Project, in combination with the impacts of other past, present, and future projects, would not contribute to cumulatively significant effects.