

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

**Tentative Parcel Map No.20491
Case No. PLAN22-00001**



Lead Agency

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1.0 Environmental Checklist Form

1.1. Background Information

Project Title: Tentative Parcel Map PLAN22-00001 (TPM 20491).

Lead Agency Name and Address: City of Victorville Planning Division, PO Box 5001, Victorville, California 92393-5001.

City Contact Person: Alex Jauregui, Senior Planner; (760) 955-5135; email: ajauregui@victorvilleca.gov

Project Location: The Project site consists of 15.07 gross acres located on the northeast corner of Cottonwood Avenue and Pahute Avenue. The Project site is identified by the following Assessor Parcel Number: 3093-141-02.

Project Proponent's Name and Address: Prime A Investments, LLC, 3480 Guasti Road, 3rd Floor, Ontario, CA 91761

General Plan Land Use Designation: Commercial.

Zoning: C-2T (General Commercial).

Description of Project: Subdivide 15.07 gross acres into three parcels for financing or conveyance purposes only to accommodate future commercial development.

Surrounding Land Uses and Setting: The project site is bordered on the north by the Hilton Garden Inn and undeveloped vacant land zoned C-2T, to the south by Pahute Avenue followed by Azusa Pacific University and undeveloped vacant land zoned C-2T, to the east by undeveloped vacant land zoned C-A (Administrative Professional Office) and to the west by Cottonwood Avenue followed by a business park located within a C-2T zone.

Other Public Agency Whose Approval is Required: Approvals from the following agencies may be required if ground-disturbing activity (e.g., pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching is proposed prior to the approval of a Site Plan.

- Lahontan Regional Water Quality Control Board (General Construction Storm Water Permit).
- California Department of Fish and Wildlife (Incidental Take Permit 2018 for Joshua Trees)

Native American Tribal Consultation: On January 25, 2022, the City of Victorville commenced the AB 52 process by sending out consultation invitation letters to tribes previously requesting

notification, according to Public Resources Code section 21080.3.1. The San Manuel Band of Mission Indians (SMBMI) responded by noting that the proposed project area exists within Serrano ancestral territory and, therefore, is of interest to SMBMI. However, due to the nature and location of the proposed project, and given the SMBMI Cultural Resources Management Department's present state of knowledge, SMBMI did not have any concerns with the project's implementation, as planned, at this time. As a result, SMBMI requested that TCR-1 through TCR-5 be included as mitigation measures as included in this document.

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. If a box is marked an Environmental Impact Report must therefore be prepared.

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

1.3 List of Mitigation Measures

Mitigation Measure AQ-1. Fugitive Dust Best Management Practices. Fugitive Dust Best Management Practices (including but not limited to applicable provisions of the District Rule 403) shall be implemented on all non-paved transport roads, access points, and parking areas.

Mitigation Measure AQ-2. District Permits. *The construction contractor shall obtain MDAQMD permits for any miscellaneous process equipment that may not be exempt under MDAQMD Rule 219 including, but not limited to, internal combustion engines with a manufacture's maximum continuous rating greater than 50 break horsepower.*

Mitigation Measure BIO-1. Burrowing Owl Pre-Construction Survey. *Before any other ground-disturbing activity, a pre-construction burrowing owl clearance survey must be conducted in accordance with the Staff Report on Burrowing Owl Mitigation, State of California Natural Resource Agency, Department of Fish and Game, May 7, 2012, by a qualified biologist within 14 days before the beginning of project activities, and a secondary survey must be conducted by a qualified biologist within 24 hours before the start of project construction to determine if the project site contains burrowing owl or sign thereof and to avoid any potential impacts to the species. The surveys shall include 100 percent coverage of the project site. If both surveys reveal no burrowing owls are present or sign thereof, no additional actions related to this measure are required, and a letter shall be prepared by the qualified biologist documenting the results of the survey. The letter shall be submitted to CDFW before construction. If occupied active burrows or signs thereof are found within the development footprint during the pre-construction clearance survey, Mitigation Measure BIO-2 shall apply.*

Mitigation Measure BIO-2. Burrowing Owl Passive Relocation. *If active burrows or signs thereof are found within the development footprint during the pre-construction clearance surveys, site-specific non-disturbance buffer zones shall be established by the qualified biologist and shall be no less than 300 feet. If determined appropriate, a smaller buffer may be established by the qualified biologist following monitoring and assessments of the Project's effects on the burrowing owls. If it is not possible to avoid active burrows, passive relocation shall be implemented if a qualified biologist has determined there are no nesting owls and/or juvenile owls are no longer dependent on the burrows. A qualified biologist, in coordination with the applicant and the City, shall prepare and submit a passive relocation program in accordance with Appendix E (i.e., Example Components for Burrowing Owl Artificial Burrow and Exclusion Plans) of the CDFW's Staff Report on Burrowing Owl Mitigation (CDFG 2012) for CDFW review/approval prior to the commencement of disturbance activities onsite and proposed mitigation for permanent loss of occupied burrow(s) and habitat consistent with the 2012 Staff Report on Burrowing Owl Mitigation. When a qualified biologist determines that burrowing owls are no longer occupying the Project site and passive relocation is complete, construction activities may begin. A final letter report shall be prepared by the qualified biologist documenting the results of the passive relocation. The letter shall be submitted to CDFW.*

Mitigation Measure BIO-3. Desert Tortoise Pre-Construction Survey. *Prior to construction and issuance of any grading permit, a CDFW-approved biologist shall conduct a protocol level presence or absence survey within the Project area and 50-foot buffer no more than 48 hours prior to Project activities during desert tortoise active season (April to May or September to October), in accordance with the U.S. Fish and Wildlife Service 2019 desert tortoise survey methodology. The survey shall utilize perpendicular survey routes and 100-percent visual coverage for desert tortoise and their sign. Results of the survey shall be submitted to CDFW. If the survey confirms absence, the CDFW-approved biologist shall ensure desert tortoises do not enter the Project area. If the survey confirms presence, the Project proponent shall submit to CDFW for review and approval a desert tortoise-specific avoidance plan detailing the protective avoidance measures to be implemented to ensure complete avoidance of take to the desert tortoise. If complete avoidance cannot be achieved, CDFW recommends Project proponent not undertake Project activities and Project activities are postponed until appropriate authorization (i.e., CESA ITP under Fish and Game Code section 2081) is obtained.*

Mitigation Measure BIO-4. Nesting Bird Pre-Construction Survey. *If construction occurs during the non-nesting season (typically September 16 through December 31), a pre-construction sweep shall be performed to verify the absence of nesting birds. A qualified biologist shall conduct the pre-activity sweep within the Project areas (including access routes) and a 300-foot buffer surrounding the Project areas within 2 hours before initiating Project activities if project activities are planned during bird nesting season (generally, raptor nesting season is January 1 through September 15; and passerine bird nesting season is February 1 through September 1, a nesting bird survey shall be conducted by a qualified biologist within thirty no more than three (3) days before the initiation of project activities, including, but not limited to clearing, grubbing, and/or rough grading to prevent impacts to birds and their nests. If nesting bird activity is present, a no disturbance buffer zone shall be established by the qualified biologist around each nest. The buffer shall be a minimum of 300 feet for raptors and 100 feet for songbirds unless a smaller buffer is specifically determined by a qualified biologist familiar with the nesting phenology of the nesting species. The buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests. If there is no nesting activity, then no further action is needed for this measure.*

Mitigation Measure BIO-5. 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-5 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 CUL-1. Inadvertent Discovery of Archaeological Resources. If archaeological resources are encountered during implementation of the Project, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The Project Archaeologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity to make an evaluation of the find. If the resource is significant, Mitigation Measure CR-2 shall apply.

Mitigation Measure CUL-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 TCR-1. Discovery 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, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) and 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 SMBMI and 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. *The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) and 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 SMBMI and 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 SMBMI and any tribes noticed in conjunction with the AB 52 process for the remainder of the project, should SMBMI or 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 SMBMI and any tribes noticed in conjunction with the AB 52 process. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI and any tribes noticed in conjunction with the AB 52 process throughout the life of the project.*

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 project proponent before the proposed MND and Initial Study are released for public review would avoid the effects or mitigate the effects to a point where 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 the incorporation of mitigation measures, may have a significant effect on the environment.

2.2-Scope of the Initial Study Analysis

The Project proposes a Tentative Parcel Map (TPM) to subdivide 15.07 gross acres into three parcels for purposes of sale or financing. No development of any kind is proposed at this time. Future development on any of the parcels will require further CEQA review.

The Project Proponent is required to provide for the improvements identified in Section 3.3-*Required Improvements*, on page 5 of this document. These improvements either must be constructed and installed or deferred to a later date secured by a Land Division Improvement Construction Agreement with the City to ensure that the improvements will be completed. Although the Project Proponent is not proposing to construct or install the improvements at this time and is opting to enter into a Land Division Improvement Construction Agreement with the City, the recordation of the Parcel Map would allow the improvements to be constructed or installed regardless, and ground disturbing activities would occur that may impact the environment. Therefore, the analysis in this Initial Study has accounted for this possibility. **Development other than the utilities and service systems identified in Section 3.3-*Required Improvements*, on page 5 of this document will require further CEQA review.**

3.0-Project Description/Environmental Setting

3.1 – Project Location

The Project site consists of 15.07 gross acres located on the northeast corner of Cottonwood Avenue and Pahute Avenue. The Project site is identified by the following Assessor Parcel Number: 3093-141-02. (See Figure 3.1-*Regional Location Map* and Figure 3.2-*Vicinity Location Map and Aerial Photo*).

3.2 -Project Description

Subdivide 15.07 gross acres into three parcels for financing purposes to accommodate future commercial development. No development is proposed at this time.

3.3-Required Improvements

As required by Victorville Municipal Code Title 17- *Subdivisions*, the Project is required to construct the following improvements:

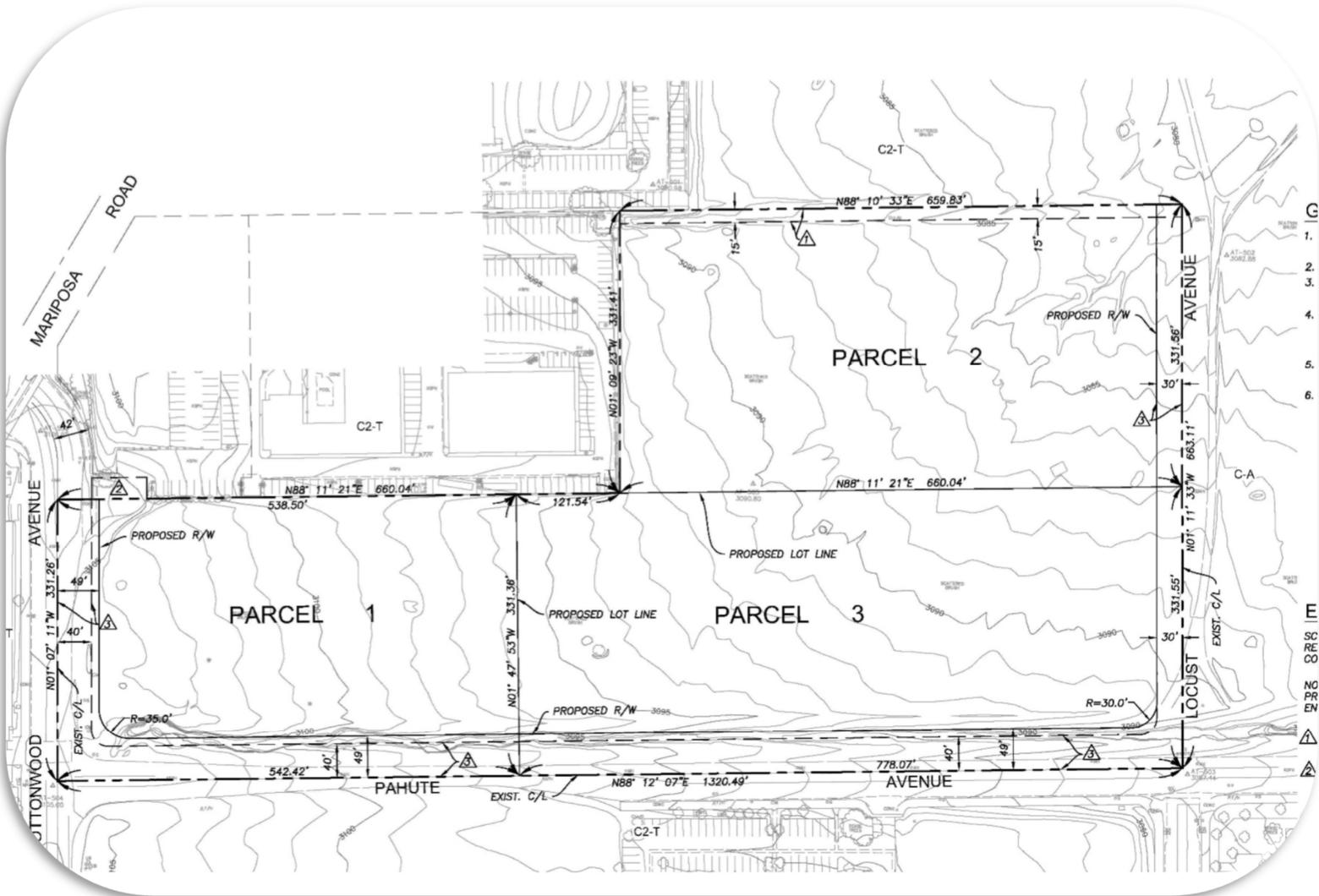
- 1) Construction of curbs, gutters, sidewalks, and asphalt pavement along the street frontages.
- 2) Installation of drainage facilities along street frontages and in drainage easements.
- 3) Provisions for a water system with mains of sufficient size and having a sufficient number of outlets to furnish adequate water supply for each lot.
- 4) Sanitary sewer facilities and connections for each lot to a sewerage system operated by the Victorville Sanitary District.
- 5) Street lighting system.
- 6) Street signs as required.
- 7) The placing and construction of all public utility lines to each lot underground, including but not limited to all gas, electric, communications, street lighting, and the relocation of existing utility facilities where required by the installation of street improvements.

The Project does not propose to construct these improvements at this time. As required by the City, before recordation of the Parcel Map, the Project Proponent must enter into a Land Division Improvement Construction Agreement with the City to ensure that the improvements will be completed when development occurs.

Figure 3.1- Location Map/Aerial Photo



Figure 3.2- Tentative Parcel Map



3.4- Construction and Operational Characteristics

The Project proposes to subdivide 15.07 gross acres into three parcels for financing purposes to accommodate future commercial development. No development is proposed at this time.

3.5-Environmental Setting

The relatively flat site and contains no slope. The property consists of Bryman Loamy fine sand which has a 2 to 5 percent slope and Cajon Sand with a 0 to 2 percent slope. There is no frequency of flooding, excessively well-draining, and has a high available water capacity. The vegetation community present on site supports a moderately disturbed desert scrub habitat encompassing mainly native plants and some non-native grasses. The site is dominated by creosote bush (*Larrea tridentata*), rubber rabbitbrush (*Ericameria nauseosa*), Joshua trees (*Yucca brevifolia*), Nevada jointfir (*Ephedra nevadensis*), Asian mustard (*Brassica tournefortii*), and cheatgrass (*Bromus tectorum*). Cottonwood Avenue and Pahute along the site boundaries consists of pavement with no curb, gutter, or sidewalk. 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	Commercial	C-2T (General Commercial)
North	Hilton Garden Inn and vacant undeveloped land	Commercial	C-2T (General Commercial)
South	Pahute Avenue followed by Azusa Pacific University and vacant undeveloped land	Commercial	C-2 (General Commercial)
East	Vacant undeveloped land	Commercial	C-A (Administrative Professional Offices)
West	Cottonwood Avenue followed by a business park	Commercial	C-2T (General Commercial)

Source: Field inspection, City of Victorville -General Plan Land Use & Zoning District Map, June 20, 2018, Google Earth Pro.

4.0-Environmental Analysis

The Project is evaluated based on its potential effect on twenty-one (21) environmental topics. Each of the environmental topics is analyzed by responding to a series of questions pertaining to the impact of the Project on the particular topic. Based on the results of the Impact Analysis, the effects of the Project are then placed in one of the following four categories, which are each followed by a summary to substantiate the factual reasons why the impact was placed in a certain category.

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 the 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
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

¹ General Plan EIR, p. 5-11.

² Ibid..

approximately 4 miles to the east, and the rocky bluffs of the Narrows and the Mojave Narrows Regional Park are located approximately 4 miles to the northeast.

Impacts to scenic vistas are analyzed from points or corridors accessible to the public, and that provides a view of a scenic vista. Public views and vantage points from the Project site would be from the public rights-of way of Cottonwood Avenue, Pahute Avenue, and Locust Avenue. Future 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 impeding or blocking access to a formerly available viewing position. Those viewers may see the scenic areas before development but would have those views blocked post-development.

The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. These improvements would mostly be underground or on poles above ground and would have no impact on scenic vistas.

Threshold 4.1 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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 highway³. As such, there is no impact.

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

Impact Analysis

³California Department of Transportation, State Scenic Highway Program, <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>, accessed April 5, 2021.

According to US Census Bureau, the Project site is located in the Victorville Hesperia, CA, Urbanized Area⁴. The Project is subject to the City's applicable regulations governing scenic quality.

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

The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. Streetlights will be installed and maintained by Southern California Edison (SCE). The proposed LED light fixtures are designed in a manner to direct light in specific directions, toward the street and sidewalk, reducing the amount of light spillover toward properties. Light shielding can be done by SCE as needed to further reduce any nuisance impacts of the lighting.

4.2 Agriculture and Forestry Resources

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

Impact Analysis

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.⁵

⁴ 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 April 2021.

⁵ <https://databasin.org/maps/new/#datasets=b83ea1952fea44ac9fc62c60dd57fe48>, accessed on March 6, 2-21.

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

Impact Analysis

Agricultural Zoning

The current zoning classification for the site is C-2T (General Commercial) which is intended to allow the establishment of a full range of retail stores, business and professional offices, personal and business service establishments, transportation-related service establishments, and certain wholesale establishments, scaled to meet the needs of City neighborhood dwellers, residents of the City as a whole, residents of the nearby region and visitors. 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 to establish agricultural preserves. According to the County of San Bernardino Office of the Assessor, the Project site is not within an agricultural preserve.⁶

Threshold 4.2 (c) Would the project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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

There is no land zoned as forest land or timberland located in the vicinity that may be affected by the Project.

⁶ <https://sbcountyarc.org/wp-content/uploads/arcforms/NPP874-WilliamsonActParcels.pdf>, accessed March 6, 2021.

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

Impact Analysis

No forest land or timberland is in the vicinity that may be affected by the Project.

Threshold 4.2 (e) Would the project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Involve other changes in the existing environment which, due to their location or nature, could result in the 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

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.⁷

⁷ MDAQMD CEQA Guidelines, February 2020, Page 6-7.

Air Pollutants and Health Effects

Air Pollutants are the amounts of foreign and/or natural substances occurring in the atmosphere that may adversely affect humans, animals, vegetation, and/or materials. The Air Pollutants regulated by the MDAQMD that are applicable to the Project are described below.⁸

Carbon Monoxide (CO). A colorless, odorless gas results 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 NO_x. Nitrogen dioxide (NO₂) is a byproduct of fuel combustion. The main 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 NO_x. NO_x can irritate eyes, nose, throat, and lungs, possibly leading to coughing, shortness of breath, tiredness, and nausea.

Particulate Matter (PM_{2.5} and PM₁₀): 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 severe 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 significant contributor to PM pollution.

Sulfur Dioxide (SO₂). A strong-smelling, colorless gas formed by the combustion of fossil fuels. Power plants, which may use coal or oil high in sulfur content, can be significant sources of SO₂. 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 smog formation 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 various pollutants. An “attainment” designation for an area signifies that criteria pollutant concentrations did not exceed the established standard. In contrast to attainment, a “nonattainment” designation indicates that

⁸ <http://www.aqmd.gov/home/air-quality>

pollutant concentration criteria have 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 (NO _x)	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 (PM₁₀) and Fine Particulate Matter (PM_{2.5}).

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

Impact Analysis.

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 various non-attainment pollutants. A complete list of the different 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: <https://www.mdagmd.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 any applicable attainment or maintenance plan implementation. 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

The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. Construction or installation of the required utility and service systems would require a minimal amount of equipment. The use of construction equipment requires the issuance of a permit from the MDAQMD to ensure that the equipment is in compliance with air quality emission standards.

Consistency with Control Measures

The construction contractors must comply with MDAQMD Rule 403 to control fugitive dust from ground disturbing activities. In order to ensure compliance, the following Mitigation Measures have been included as requested by MDAQMD:

AQ-1. Fugitive Dust Best Management Practices. *Fugitive Dust Best Management Practices (including but not limited to applicable provisions of the District Rule 403) shall be implemented on all non-paved transport roads, access points, and parking areas.*

AQ-2. District Permits. *The construction contractor shall obtain MDAQMD permits for any miscellaneous process equipment that may not be exempt under MDAQMD Rule 219 including, but not limited to, internal combustion engines with a manufacture's maximum continuous rating greater than 50 break horsepower.*

Consistency with Growth Forecasts

The Project site is designated as Commercial/ C2-T by the General Plan Land Use & Zoning Map. This land use designation is consistent with the land use plan that the MDAQMD used to generate the growth forecasts for the air quality plans referenced above. Because no change in land use is

proposed, future development will be consistent with the growth forecasts used in the air quality plans.

Based on the analysis above, the Project would not conflict with or obstruct the implementation of the MDAQMD air quality plans.

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

Table 4.3-2, *MDAQMD Air Quality Significance Thresholds*, describes the applicable regional significance thresholds established by the Mojave Desert Air Quality Management District 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.

The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. Construction or installation of the required utility and service systems would require a minimal amount of equipment. The use of construction equipment requires the issuance of a permit from the MDAQMD to ensure that the equipment is in compliance with air quality emission standards.

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

Impact Analysis

The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. Construction or installation of the required utility and service systems would require a minimal amount of equipment. The use of construction equipment requires the issuance of a permit from the MDAQMD to ensure that the equipment is in compliance with air quality emission standards.

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

Impact Analysis

The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. Construction or installation of the required utility and service systems would require a minimal amount of equipment. The use of construction equipment requires the issuance of a permit from the MDAQMD to ensure that the equipment is in compliance with air quality emission standards.

4.4 Biological Resources

The analysis in this section is based in part on the following technical reports:

- *General Biological Resources Assessment Victorville, San Bernardino County, California (Township 5 North, Range 4 West, Section 31) (APN: 3093-141-02),* dated December 20, 2021, and is included as Appendix A to this Initial Study.
- *Protected Plant Preservation Plan City Of Victorville, California APN: 3093-141-02,* dated December 17, 2021, and is included as Appendix B to this Initial Study.

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

Impact Analysis

Wildlife Species

During the field investigations, no federal or State-listed wildlife species were observed on the site, including the Mohave ground squirrel and desert tortoise. In addition, there are no documented observations of these species either on the site or in the immediate area.

Table 4.4.1. *Presence of Candidate, Sensitive, or Special Status Wildlife Species*, provides a summary of all wildlife species that may be in the Project area.

Table 4.4.1. Presence of Candidate, Sensitive, or Special Status Wildlife Species

Species	Presence/Absence
Desert Tortoise	Future Presence Possible: The property supports a very marginal habitat for the desert tortoise based on the site's location in a developed area of Victorville. No tortoises or tortoise signs (burrows, scats, etc.) were observed anywhere within the property boundaries. Therefore, Mitigation Measure BIO-3. <i>30-day Pre-Construction Desert Tortoise Survey</i> is required.
Mohave Ground Squirrel	Absent: 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	Absent. No habitat supports the yellow warbler on the site.
Cooper's hawk	Absent. Cooper's hawk has not been observed in the area recently, and the species is expected to use the site for hunting infrequently.

Species	Presence/Absence
Coast horned lizard	Absent. The use of the site by coast homed lizards may be very infrequent given the region's low population levels and the lack of any recent sightings.
Pallid bat	Absent. The habitat that the bat would use is not present.
Long-eared owl	Absent. The species is expected to infrequently use the site for hunting due to its proximity to a major roadway.
Le Conte's thrasher	Absent. The use of the site by thrashers may be very infrequent given the low population levels in the region and the lack of any recent sightings.
Grev vireo	Absent. The use of the site by grey vireo may be very infrequent given the low population levels in the region as well as the lack of any recent sightings
Burrowing Owl	Future Presence Possible. Some suitable habitat is present on the site. During the survey, no owls or owl signs (whitewash, etc.) were seen on the property. There is a possibility of owls moving onto this site in the future based on the presence of suitable burrows for utilization. Therefore, Mitigation Measure BIO-1. 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 California Department of Fish and Wildlife or U.S. Fish and Wildlife Service were detected on-site. However, Burrowing Owl, Mojave Ground Squirrel, Desert Tortoise, and Nesting Birds are known to be located within the area potentially and, due to their transient nature, can potentially occupy the site in the future.

The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. Construction or installation of the required utility and service systems would require earth disturbing activities that may impact biological resources. In addition, because applications for commercial development will be submitted at future undetermined dates and may impact individual parcels at different times, Mitigation Measures BIO-1 through BIO- 5 must be included as notes on the Final Parcel Map to ensure these resources are protected.

BIO-1. Burrowing Owl Pre-Construction Survey. Before any other ground-disturbing activity, a pre-construction burrowing owl clearance survey must be conducted in accordance with the Staff Report on Burrowing Owl Mitigation, State of California Natural Resource Agency, Department of Fish and Game, May 7, 2012, by a qualified biologist within 14 days before the beginning of

project activities, and a secondary survey must be conducted by a qualified biologist within 24 hours before the start of project construction to determine if the project site contains burrowing owl or sign thereof and to avoid any potential impacts to the species. The surveys shall include 100 percent coverage of the project site. If both surveys reveal no burrowing owls are present or sign thereof, no additional actions related to this measure are required, and a letter shall be prepared by the qualified biologist documenting the results of the survey. The letter shall be submitted to CDFW before construction. If occupied active burrows or signs thereof are found within the development footprint during the pre-construction clearance survey, Mitigation Measure BIO-2 shall apply.

BIO-2. Burrowing Owl Passive Relocation. If active burrows or signs thereof are found within the development footprint during the pre-construction clearance surveys, site-specific non-disturbance buffer zones shall be established by the qualified biologist and shall be no less than 300 feet. If determined appropriate, a smaller buffer may be established by the qualified biologist following monitoring and assessments of the Project's effects on the burrowing owls. If it is not possible to avoid active burrows, passive relocation shall be implemented if a qualified biologist has determined there are no nesting owls and/or juvenile owls are no longer dependent on the burrows. A qualified biologist, in coordination with the applicant and the City, shall prepare and submit a passive relocation program in accordance with Appendix E (i.e., Example Components for Burrowing Owl Artificial Burrow and Exclusion Plans) of the CDFW's Staff Report on Burrowing Owl Mitigation (CDFG 2012) for CDFW review/approval prior to the commencement of disturbance activities onsite and proposed mitigation for permanent loss of occupied burrow(s) and habitat consistent with the 2012 Staff Report on Burrowing Owl Mitigation. When a qualified biologist determines that burrowing owls are no longer occupying the Project site and passive relocation is complete, construction activities may begin. A final letter report shall be prepared by the qualified biologist documenting the results of the passive relocation. The letter shall be submitted to CDFW.

BIO-3. Desert Tortoise Pre-Construction Survey. Prior to construction and issuance of any grading permit, a CDFW-approved biologist shall conduct a protocol level presence or absence survey within the Project area and 50-foot buffer no more than 48 hours prior to Project activities during desert tortoise active season (April to May or September to October), in accordance with the U.S. Fish and Wildlife Service 2019 desert tortoise survey methodology. The survey shall utilize perpendicular survey routes and 100-percent visual coverage for desert tortoise and their sign. Results of the survey shall be submitted to CDFW. If the survey confirms absence, the CDFW-approved biologist shall ensure desert tortoises do not enter the Project area. If the survey confirms presence, the Project proponent shall submit to CDFW for review and approval a desert tortoise-specific avoidance plan detailing the protective avoidance measures to be implemented to ensure complete avoidance of take to the desert tortoise. If complete avoidance cannot be achieved, CDFW recommends Project proponent not undertake Project activities and Project activities are postponed until appropriate authorization (i.e., CESA ITP under Fish and Game Code section 2081) is obtained.

BIO-4. Nesting Bird Pre-Construction Survey. *If construction occurs during the non-nesting season (typically September 16 through December 31), a pre-construction sweep shall be performed to verify the absence of nesting birds. A qualified biologist shall conduct the pre-activity sweep within the Project areas (including access routes) and a 300-foot buffer surrounding the Project areas within 2 hours before initiating Project activities if project activities are planned during bird nesting season (generally, raptor nesting season is January 1 through September 15; and passerine bird nesting season is February 1 through September 1, a nesting bird survey shall be conducted by a qualified biologist within thirty no more than three (3) days before the initiation of project activities, including, but not limited to clearing, grubbing, and/or rough grading to prevent impacts to birds and their nests. If nesting bird activity is present, a no disturbance buffer zone shall be established by the qualified biologist around each nest. The buffer shall be a minimum of 300 feet for raptors and 100 feet for songbirds unless a smaller buffer is specifically determined by a qualified biologist familiar with the nesting phenology of the nesting species. The buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests. If there is no nesting activity, then no further action is needed for this measure.*

Plant Species

Table 4.4.2. Presence of Candidate, Sensitive, or Special Status Plant Species

Species	Presence/Absence
Short-joint beavertail (Opuntia basilaris var. brachyclada)	Absent. The site does not contain suitable habitat; none were observed on the site and are not expected to occur on the site in the future
Booth's evening-primrose (Eremothera boothii ssp. boothii)	Absent. The site does not contain suitable habitat; none were observed on the site and are not expected to occur on the site in the future
White pygmy-poppy (Canbya candida)	Absent. The site does not contain suitable habitat; none were observed on the site and are not expected to occur on the site in the future.
Joshua tree (Yucca brevifolia)	Present. 4 Joshua trees are present.

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.

Status Review Update

The CDFW has released the *Report To The Fish and Game Commission, Status Review of Western Joshua Tree (Yucca brevifolia)* March 2022, which concluded:

“CESA directs the Department to prepare this report regarding the status of western Joshua tree in California based upon the best scientific information available to the Department (Fish & G. Code, § 2074.6). CESA also directs the Department to indicate in this Status Review whether the petitioned action is warranted (Fish & G. Code, § 2074.6; Cal. Code Regs., tit. 14, § 670.1, subd. (f)). Based on the criteria described above, the best scientific information available to the Department at this time indicates that western Joshua tree is not in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease, and is not likely to become an endangered species in the foreseeable future in the absence of special protection and management efforts required by CESA. The Department recommends that the Commission find the petitioned action to list western Joshua tree as a threatened species to be not warranted.”

The Commission is expected to formally accept for consideration CDFW’s Status Review at its bi-monthly meeting on April 20-21, commencing a period of public comment on the Status Review and the final listing determination. The earliest the Commission can act on the Status Review, and make a final listing determination, will be during the June 15-16 bi-monthly meeting.

Interim Management

Based on the results of the *Protected Plant Preservation Plan* (Appendix C), there are four western Joshua trees which occur within the boundaries of the property. Development of the Project will result in the removal or relocation of both 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-5. 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.

The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. Construction or installation of the required utility and service systems would require earth disturbing activities that may impact biological resources. In addition, because applications for commercial development will be submitted at future undetermined dates and may impact individual parcels at different times, Mitigation Measures BIO-5 must be included as notes on the Final Parcel Map to ensure Joshua trees are protected should the species be listed under CESA or remains a candidate at the time of proposed Project construction.

Threshold 4.4 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, etc.) exists on the site or adjacent habitats.

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

The following sources were reviewed to determine the potential presence or absence of jurisdictional streams/drainages, wetlands, and their location within the watersheds associated with the Project site, and other features that might contribute to federal or state jurisdictional authority located within watersheds related to the Project site:

- ❑ National Wetlands Inventory (NWI) maps (USFWS 2018b). The NWI database indicates potential wetland areas based on vegetation patterns observed from satellite imagery. This database is used as a preliminary indicator of wetland habitats because the satellite data are not precise;
- ❑ USGS National Hydrography Dataset (NHD) provides the locations of "blue-line" streams as mapped on 7.5-Minute Topographic Map coverage;
- ❑ Aerial Imagery (Google Earth) (Google 2021);
- ❑ USGS 7.5-Minute Topographic Maps; and
- ❑ Natural Resources Conservation Service (NRCS) Soil Survey.

A drainage channel was observed along the site's southern boundary that runs west to east before its dead end at Balsam Road. No additional surveys will be necessary given the lack of a nexus to a more significant body of water up or downstream.

Threshold 4.4 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Interfere substantially with the movement of any native resident or migratory fish or wildlife species or				✓

Threshold 4.4 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
with an established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				

Impact Analysis

No distinct wildlife corridors were identified on the site or in the immediate area.

Threshold 4.4 (e) Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Incorporated	Less Than Significant Impact	No Impact
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 Department, no habitat conservation plans encompass the Project site.⁹

4.5 Cultural Resources

The analysis in this section is based in part on the following technical report Cultural Resources Assessment, *Cottonwood and Pahute Project Victorville, San Bernardino County, California*, BCR Consulting, LLC, dated December 21, 2021, and is included as Technical Appendix C to this Initial Study.

Threshold 4.5 (a)	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) revealed three previous cultural resource studies have taken place, and two cultural resources have been identified in the vicinity of the project site. None of the previous studies have assessed the project site and no cultural resources have been identified within its boundaries. During the field survey, BCR Consulting archaeologists identified no cultural resources (including historic-period or prehistoric archaeological sites, or historic-period architectural resources) of any kind within the project site boundaries. The project has been subject to severe artificial disturbances associated with modern refuse dumping and offroad vehicle use. Therefore, no significant impact related to historic resources is anticipated, and no further investigations are recommended.

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

Impact Analysis

No archaeological resources were identified during the field survey. Therefore, no significant impact on archaeological resources is anticipated, and no further investigations are recommended. The Project proposes to subdivide the property for financing and conveyance

purposes and does not allow any development other than the required utilities and service systems. Construction or installation of the required utility and service systems would require earth disturbing activities that may impact cultural resources. In addition, because applications for commercial development will be submitted at future undetermined dates and may impact individual parcels at different times, Mitigation Measures CUL-1 and CUL- 2 must be included as notes on the Final Parcel Map to ensure these resources are protected.

CUL-1: Inadvertent Discovery of Archaeological Resources. *If archaeological resources are encountered during implementation of the Project, ground-disturbing activities will be temporarily redirected from the vicinity of the find. The Project Archaeologist will be allowed to temporarily divert or redirect grading or excavation activities in the vicinity to make an evaluation of the find. If the resource is significant, Mitigation Measure CR-2 shall apply.*

CUL-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 Incorporated	Less Than Significant Impact	No Impact
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 and Public Resources Code §5097 et. seq.

4.6 Energy

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

The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. Construction or installation of the required utility and service systems would only require a minimal amount of fuel for construction equipment. Streetlights (if installed) will be LED and use low amounts of electricity.

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

Impact Analysis

The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. Construction or installation of the required utility and service systems would only require a minimal amount of fuel for construction equipment.

4.7 Geology And Soils

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 with Mitigation Incorporated	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.¹⁰

Threshold 4.7(a1). 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 with Mitigation Incorporated	Less Than Significant Impact	No Impact
Strong seismic ground shaking?			✓	

Impact Analysis

The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. Construction or installation of the required utility and service systems would be installed according to the service purveyor requirements which consider risk from ground shaking.

Threshold 4.7(a2). 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 with Mitigation Incorporated	Less Than Significant Impact	No Impact
Seismic-related ground failure, including liquefaction?				✓

Impact Analysis

¹⁰ <https://maps.conservation.ca.gov/geologic Hazards/#dataviewer>, accessed March 15, 2021.

According to The California Geological Survey's Earthquake Hazards Zone Application (EQ Zapp), the Project site is not located in a liquefaction zone.¹¹ The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. Construction or installation of the required utility and service systems would be installed according to the service purveyor requirements which consider risk from ground shaking.

Threshold 4.7(a3). 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 with Mitigation Incorporated	Less Than Significant Impact	No Impact
Landslides?				✓

Impact Analysis

The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. The site is relatively flat and is not adjacent to any slopes or hillsides that would impact utility and service systems.

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

Impact Analysis

The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. Construction or installation of the required utility and service systems would require a minimal amount of ground disturbance and because the area of disturbance is less than one acre, soil erosion is negligible and a NPDES permit is not required.

¹¹ <https://maps.conservation.ca.gov/geologichazards/#dataviewer>, accessed March 15,2021.

Threshold 4.7(c). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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

The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. Construction or installation of the required utility and service systems would be installed according to the service purveyor requirements which consider risk from unstable geologic units.

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

Impact Analysis

The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. Construction or installation of the required utility and service systems would be installed according to the service purveyor requirements which consider risk from expansive soils.

Threshold 4.7(e) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. Future development will connect to the existing sewer system adjacent to the Project site.

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

Impact Analysis

The geologic units underlying the Project site are mapped entirely as alluvial deposits dating from the Pleistocene epoch. Pleistocene alluvial units are of high paleontological sensitivity and are well known throughout southern California to contain abundant fossil resources. Any fossil specimens recovered from the Project site have the potential to be scientifically significant. Ground disturbing activities associated with the construction or installation of utilities and services systems may impact the paleontological resources. The following Mitigation Measure is required.

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.*

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.*

4.8 Greenhouse Gas Emissions

Threshold 4.8 (a-b) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	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

The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. Construction or installation of the required utility and service systems would generate GHG emissions from heavy equipment use. Because of the minimal amount of equipment required and GHG emissions are amortized over 30 years, GHG emissions are considered de minimis.

4.9 - Hazards And Hazardous Materials

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

The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. Construction contractors are required to comply with all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited to 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.

Threshold 4.9 (c) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	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 0.25 miles from the Azusa Pacific University campus. The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems.

Threshold 4.9 (d) Would the Project	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	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. 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 according to Government Code Section 65962.5.¹²

¹² California Environmental Protection Agency, Cortese List Data Resources, <https://calepa.ca.gov/sitecleanup/corteselist/>, accessed August 20, 2020.

Threshold 4.9 (e) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	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 located not located within an airport land use plan¹³. The nearest airports from the site are Hesperia Airport, located approximately 7 miles southeast, and the Southern California Logistics Airport, approximately 7 miles north. The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems.

Threshold 4.9 (f) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	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

The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. Future development would provide access to the Project site from Cottonwood Avenue, Pahute Avenue, and Locust Avenue as required by the TPM. 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 the adjacent roadways.

¹³ <https://cms.sbcounty.gov/lus/Planning/AirportLandUse.aspx>, accessed on April 25, 2021.

Threshold 4.9 (g) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	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?				✓

According to the *California Fire Hazard Severity Zone Viewer* maintained by Cal Fire, the Project site is not located within a high wildfire hazard area¹⁴.

4.10 Hydrology And Water Quality

Threshold 4.10 (a) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			✓	

Impact Analysis

The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. Construction or installation of the required utility and service systems would require a minimal amount of ground disturbance and because the area of disturbance is less than one acre, water quality impacts are negligible and a NPDES permit is not required.

Threshold 4.10 (b) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	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?			✓	

¹⁴ <https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414>, accessed on April 25, 2021.

Impact Analysis

The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. Construction or installation of the required utility and service systems may require only a minimal amount of water during construction and none during operations.

Threshold 4.10 (c). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	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 off-site?			✓	
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?			✓	
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
(iv) Impede or redirect flood flows?			✓	

Impact Analysis

The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. Construction or installation of the required utility and service systems will be underground except for streetlights.

Threshold 4.10 (d). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	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.¹⁵ According to the California Department of Conservation, California Official Tsunami Inundation Maps¹⁶, the site is not located within a tsunami inundation zone.

Threshold 4.10 (e) Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	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

The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. Construction or installation of the required utility and service systems would require a minimal amount of ground disturbance and because the area of disturbance is less than one acre, water quality impacts are negligible and a NPDES permit is not required.

4.11 Land Use And Planning

Threshold 4.11 (a)	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide a community?				✓

Impact Analysis

An example of a Project that can divide an established community includes the construction of a new freeway or highway through an established neighborhood. The project site is bordered on the north by the Hilton Garden Inn and undeveloped vacant land, to the south by Pahute Avenue, followed by Azuza Pacific University and undeveloped vacant land, to the east by undeveloped

¹⁵ <https://www.fema.gov/flood-maps>, accessed on April 25, 2021.

¹⁶ 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 April 25, 2021.

vacant land, and to the west by Cottonwood Avenue followed by a business park. The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. Construction or installation of the required utility and service systems will be underground except for streetlights and has no potential to divide a community.

Threshold 4.11 (b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	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 Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. Construction or installation of the required utility and service systems will be underground except for streetlights.

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 applicable to the Project are summarized below.

City of Victorville General Plan

Land Use Element

The General Plan Land Use designation for the Project site is Commercial. The Project site will accommodate commercial development, consistent with the General Plan Land Use Element. Other General Plan Elements that are adopted for the purposes of avoiding or mitigating an environmental effect.

Circulation Element

Any new project must conform to the street sections identified in the Circulation Plan. Cottonwood Avenue and Pahute Avenue along the Project’s southern and western boundaries are classified as Arterial roadways. They will be improved with pavement, curb, gutter, sidewalk, and landscaped parkway within a 49-foot, half-width right-of-way. Locust Avenue along the eastern Project boundary is classified as a Local roadway. It will be improved with pavement, curb, gutter, sidewalk, and landscaped parkway within a 30-foot, half-width right-of-way.

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 the effects to less than significant.

City of Victorville Development Code

The Project allows the construction or installation of the required utilities and service systems to support future development allowed by the Development Code.

City of Victorville Climate Action Plan

The Project proposes subdividing the property for financing and conveyance purposes and does not propose any development other than the construction or installation of the required utilities and service systems. 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

The Project proposes subdividing the property for financing and conveyance purposes and does not propose any development other than the construction or installation of the required utilities and service systems. Refer to Threshold 4.3 (a) in Section 4.2, *Air Quality*, for further discussion.

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

The Project proposes subdividing the property for financing and conveyance purposes and does not propose any development other than the construction or installation of the required utilities and service systems. 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 with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 suitable as sources of concrete aggregate. A review of the California Department of Conservation interactive web mapping indicates no active mines on the Project site¹⁷.

The Project proposes subdividing the property for financing and conveyance purposes and does not propose any development other than the construction or installation of the required utilities and service systems. Accordingly, there will be no 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 with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Commercial by the General Plan. The Project is not delineated on the General Plan, a specific plan, or other land-use plan as a locally important mineral resource recovery site.

¹⁷ <https://maps.conservation.ca.gov/mineralresources/>, accessed on April 17, 2021.

4.13 Noise

Threshold 4.13 (a). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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

The Project proposes subdividing the property for financing and conveyance purposes and does not propose any development other than the construction or installation of the required utilities and service systems. There will be noise generated during construction or installation, but is regulated by *VMC Chapter 13.01-Noise Control*

Threshold 4.13 (b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Generation of excessive ground-borne vibration or ground-borne noise levels?			✓	

Impact Analysis

The Project proposes subdividing the property for financing and conveyance purposes and does not propose any development other than the construction or installation of the required utilities and service systems. The use of heavy equipment used is not large enough to cause vibration.

Threshold 4.13 (c). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 be residing or working in the project area to excessive noise levels?				✓

Threshold 4.13 (c). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Impact Analysis

The Project site is located not located within an airport land use plan¹⁸. The nearest airports from the site are Hesperia Airport, located approximately 7 miles southeast, and the Southern California Logistics Airport, located approximately 78 miles north.

4.14 Population And Housing

Threshold 4.14 (a). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure)?				✓

Impact Analysis

The Project proposes subdividing the property for financing and conveyance purposes and does not propose any development other than the construction or installation of the required utilities and service systems. Because the Project site is designated for commercial development, it is not expected to increase in population directly.

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

¹⁸ <https://cms.sbcounty.gov/lus/Planning/AirportLandUse.aspx>, accessed on April 25, 2021.

Impact Analysis

The Project proposes subdividing the property for financing and conveyance purposes and does not propose any development other than the construction or installation of the required utilities and service systems. The Project site consists of undeveloped vacant land. Therefore, the project's implementation 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). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				✓

The Project proposes subdividing the property for financing and conveyance purposes and does not allow any development other than the construction or installation of the required utilities and service systems. Such facilities do not result in an increase in demand of public services.

4.16 Recreation

Threshold 4.16 (a). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 proposes subdividing the property for financing and conveyance purposes and does not allow any development other than the construction or installation of the required utilities and service systems.

Threshold 4.16 (b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 subdividing the property for financing and conveyance purposes and does not allow any development other than the construction or installation of the required utilities and service systems.

4.17 Transportation

Threshold 4.17(a). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			✓	

Impact Analysis

The Project proposes subdividing the property for financing and conveyance purposes and does not allow any development other than the construction or installation of the required utilities and service systems. Street improvements must be constructed, or financial arrangements made to construct them before the recordation of the Parcel Map. The construction of these improvements is designed to City standards and are not in conflict with any 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 with Mitigation Incorporated	Less Than Significant Impact	No Impact
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. The Project proposes subdividing the property for financing and conveyance purposes and does not allow any development other than the construction or installation of the required utilities and service systems. Vehicle trips will only be required by construction or maintenance workers and because of the size of the Project site, will not require a significant number of vehicle trips.

Threshold 4.17(b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 construction of street improvements on Cottonwood Avenue, Pahute Avenue, and Locust Avenue are designed to City standards will not increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections). In addition, the Project site is in an area developed with commercial uses. 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(b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in inadequate emergency access?				✓

Impact Analysis

The Project proposes subdividing the property for financing and conveyance purposes and does not allow any development other than the construction or installation of the required utilities and service systems. Future development will be accessible from Cottonwood Avenue, Pahute Avenue, and Locust Avenue. During the preview 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 Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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

As detailed in Section 4.3, *Cultural Resources*, no cultural resources (including historic-period or prehistoric archaeological sites, or historic-period architectural resources) of any kind within the project site boundaries. The project has been subject to severe artificial disturbances associated with modern refuse dumping and offroad vehicle use.

Threshold 5.18 (b) 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 Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?		✓		

Assembly Bill (AB) 52 created a process for consultation with California Native American Tribes in the CEQA process. Tribal Governments can request a 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 January 25, 2022, to tribes previously requesting notification under Public Resources Code section 21080.3.1. The San Manuel Band of Mission Indians (SMBMI) responded and indicated the proposed Project area exists within Serrano ancestral territory and, therefore, is of interest to the Tribe. However, due to the nature and location of the proposed project and given the Cultural Resources Management Department’s present state of knowledge, SMBMI did not have any concerns with the Project’s implementation, as planned, at this time. As a result, SMBMI requested that Mitigation Measure TCR-1 through TCR-5 be made a part of the project/permit/plan conditions.

Mitigation Measures

Mitigation Measure TCR-1. Discovery 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, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) and 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 SMBMI and 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. *The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) and 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 SMBMI and 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 SMBMI and any tribes noticed in conjunction with the AB 52 process for the remainder of the project, should SMBMI or 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 SMBMI and any tribes noticed in conjunction with the AB 52 process. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI and 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 with Mitigation Incorporated	Less Than Significant Impact	No Impact
Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?		✓		

The Project proposes subdividing the property for financing and conveyance purposes and does not propose any development, so no impact will occur. The construction or installation of the infrastructure and utilities needed to serve future development will result in ground disturbance that may impact Biological Resources, Cultural Resources, Paleontological Resources, and Tribal Cultural Resources in the absence of any protective or avoidance measures. Because applications for future development will be submitted at undetermined future date and may impact individual parcels at different times, the following Mitigation Measures are required to be included as notes on the Final Parcel Map to ensure these resources are protected: BIO-1. Burrowing Owl Pre-Construction Survey, BIO-2. Burrowing Owl Passive Relocation, BIO-3. Desert Tortoise Pre-Construction Survey, BIO-4. Nesting Bird Pre-Construction Survey, BIO-5. Joshua Tree Protection, BIO-6. CUL-1 Archaeological Inadvertent Discovery, CUL-2. Archaeological Treatment Plan, GEO-1. Inadvertent Discovery of Paleontological Resources, GEO-2. Paleontological Treatment Plan, TCR-1. Discovery of Cultural Resources, TCR-2. Monitoring and Treatment Plan, TCR-3. Discovery of Human Remains, TCR-4. Tribal Input, & TCR-5. Archaeological/Cultural Documents.

Threshold 4.19 (b). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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. The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. Construction or installation of the required utility and service systems may require only a minimal amount of water during construction and none during operations.

In any event, per the Mojave Basin Area Judgment, producers in the Mojave Basin Area can 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.¹⁹

According to the Victorville Water District *2020 Urban Water Management Plan*, the District has adequate supplies to meet demands during average, single dry, and multiple dry years through 2045 to provide water service for future development.

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

Water service would be provided to the Project site by the Victorville Water District. The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. Construction or installation of the required utility and service systems and does not require wastewater treatment for construction workers other than portable toilets.

Threshold 4.19 (d) (e). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	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?			✓	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			✓	

Impact Analysis

¹⁹ Victorville Water District 2020 UWMP, p.7-3.

The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. Construction or installation of the required utility and service systems and would not generate a significant of solid waste given the size of the Project site. If required by the City, the Project Proponent may be required to prepare a solid waste management plan.

4.20 Wildfire

Threshold 4.20 (e). Wildfire.	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Is the project located in or near state responsibility areas or lands classified as very high fire hazard severity zones?				✓

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 area²⁰. The project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. Thresholds 4.20 (a) through 4.20 (d) below require no response.

Threshold 4.20 (a)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantially impair an adopted emergency response plan or emergency evacuation plan?	N/A	N/A	N/A	N/A

Threshold 4.20 (b)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	N/A	N/A	N/A

²⁰ <https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414>, accessed on April 25, 2021.

Threshold 4.20 (c)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	N/A	N/A	N/A

Threshold 4.20 (d)	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	N/A	N/A	N/A

4.21 Mandatory Findings Of Significance

Threshold 4.21(a) Does the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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

The Project proposes to subdivide the property for financing and conveyance purposes and does not allow any development other than the required utilities and service systems. Construction or installation of the required utility and service systems would require ground disturbances that may impact Biological Resources, Cultural Resources, Paleontological Resources, Tribal Cultural Resources.

BIO-1, Pre-Construction Burrowing Owl Survey; BIO-2, Burrowing Owl Passive Relocation; BIO-3, Desert Tortoise Pre-Construction Survey; BIO-4, Nesting Bird Pre-Construction Survey; BIO-5, Joshua Tree Protection; CUL-1, Inadvertent Discovery of Archaeological Resources; CUL-2, Archaeological Treatment Plan; GEO-1, Inadvertent Discovery of Paleontological Resources; GEO-2, Paleontological Treatment Plan; TCR-1 Discovery of Cultural Resources; TCR-2 Monitoring and Treatment Plan; TCR-3 Discovery of Human Remains; TCR-4 Tribal Input; and TCR-5 Archaeological/Cultural Documents.

Threshold 4.21 (b) Does the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?		✓		

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

- Is 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 Project proposes to subdivide the property for financing and conveyance purposes only and does not propose any commercial development at this time, approval and recordation of a Final Parcel Map would allow the construction of the utilities and service systems described in Section 3.3-Proposed Improvements in this document. The construction or installation of the infrastructure and utilities needed to serve future development will result in ground disturbance that may impact Biological Resources, Cultural Resources, Paleontological Resources, and Tribal Cultural Resources. Therefore, the following Mitigation Measures are required: BIO-1, Pre-Construction Burrowing Owl Survey; BIO-2, Burrowing Owl Passive Relocation; BIO-3, Desert Tortoise Pre-Construction Survey; BIO-4, Nesting Bird Pre-Construction Survey; BIO-5, Joshua Tree Protection; CUL-1, Inadvertent Discovery of Archaeological Resources; CUL-2, Archaeological Treatment Plan; GEO-1, Inadvertent Discovery of Paleontological Resources; GEO-2, Paleontological Treatment Plan; TCR-1 Discovery of Cultural Resources; TCR-2 Monitoring and Treatment Plan; TCR-3 Discovery of Human Remains; TCR-4 Tribal Input; and TCR-5 Archaeological/Cultural Documents.

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

The Project proposes to subdivide the property for financing and conveyance purposes only and does not propose any commercial development at this time, approval and recordation of a Final Parcel Map would allow the construction of the utilities and service systems described in Section 3.3-Proposed Improvements in this document. As discussed in this Initial Study document, the construction and installation of these facilities would not adversely affect human beings.