INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM

1. **Project title:** General Plan Amendment, Planned Unit Development, Site Plan, and Tentative Parcel Map Case No. PLAN21-00023 (Victor Valley Connection)

2. **Lead agency name and address**: City of Victorville Planning Division, PO Box 5001, Victorville, California 92393-5001.

3. **Contact person and phone number:** Alex Jauregui, Senior Planner, (760) 955-5135

4. **Project location:** North of and abutting Bear Valley Road between 2nd and 3rd Avenues, Victorville, CA 92395

5. **Project sponsor's name and address:** Bear Valley Road & 2nd Avenue, LLC
   c/o Michael Asheghian
   MJM Investment Co., LLC
   12300 Wilshire Blvd #410
   Los Angeles, CA 90025

6. **General Plan designation:** Commercial

7. **Zoning:** General Commercial Transitional (C-2T)

8. **Description of project:** MJM Investment Company, LLC., Applicant, is proposing a mixed-use development, Victorville Connection Project (Project), consisting of commercial, retail, office, self-storage, and multi-family residential development on approximately 34.74 acres in the City of Victorville, CA (City), County of San Bernardino. The Project includes approximately 230,632 square feet of commercial, retail, office and self-storage uses on 16.07 acres and 376 multi-family residential dwelling units on 18.67 acres with a density of 20.14 dwelling units per acre (du/ac). (See Figure 1, Site Plan and Table 1, Land Use Summary for a breakdown of the Project).

   The Project Site is located in the southeast portion of the City of Victorville (see Figure 2, Regional Location), on the north side of Bear Valley Road between 2nd Avenue and 3rd Avenue (see Figure 3, Project Vicinity). The Project Site Assessor's Parcel Numbers are 3091-221-03 through -21. The site was previously approved for an office/business park use. The site was graded by a past owner with curb cuts and driveway entrances, and utilities were installed for a previously anticipated development whose entitlements have expired. The site is currently vacant and traversed with dirt roads.

Table 1
Land Use Summary

PARCEL (TPM 20402)	District	LAND USE	ACRES	APPROXIMATE BUILDING SQ. FT.	DWELLING UNITS	DENSITY (DU/AC)
Parcel 1	3	Parking	0.69	-	-	-
Parcel 2	3	Drive-Thru/Retail	0.83	6,200	-	-
Parcel 3*	5	Convenience Store with Fueling Station and Car Wash	2.32	4,592	-	-
Parcel 4	3	Retail	0.89	5,300	-	-
Parcel 5	3	Retail	3.47	42,000	-	-
Parcel 6	3	Drive-Thru/Retail	0.61	3,500	-	-
Parcel 7	3	Drive-Thru	0.69	3,000	-	-
Parcel 8	3	Retail/Restaurant	0.59	4,242	-	-
Parcel 9	3	Retail/Restaurant	1.00	4,535	-	-
Parcel 10	2	Office/Medical	0.55	3,280	-	-
Parcel 11	2	Office/Medical	1.10	6,800	-	-
Parcel 12	4	Storage/Office Office within Storage Building	3.33	137,183 10,000	-	-
Non-Residential Total			***16.07***	***230,632***	**-**	
Parcel 13	1	Multi-Family Residential	1.67	-	48	-
Parcel 14	1	Multi-Family Residential	5.92	-	68	-
Parcel 15	1	Multi-Family Residential	2.21	-	56	-
Parcel 16	1	Multi-Family Residential	3.19	-	88	-
Parcel 17	1	Multi-Family Residential	4.18	-	86	-
Parcel 18	1	Multi-Family Residential	1.50	-	30	-
Residential Total			***18.67***	***483,736***	***376***	***20.14***
Overall Total			**34.74**	**714,368**	**376**	**-**

**Approved under separate entitlement application.*

The Project consists of the following applications:

- General Plan Amendment (GPA) application from the current General Plan land use designation of Commercial (C) to Mixed-Use (MU) land use designation.

- Change of Zone (CZ) application from General Commercial – Transitional (C-2T) zone to Planned Unit Development (PUD) zone.

- Tentative Parcel Map (TPM) No. 20402 application to subdivide 34.74 acres into 18 parcels. The parcels range in size from 0.55 acres (Parcel 10) up to 5.92 acres (Parcel 14).

- Site Plan application for approximately 230,632 square feet of commercial use, consisting of retail, storage, restaurant, and office uses, and up to 376 multi-family residential dwelling units on 34.74 acres.

- Planned Unit Development Application The PUD consists of Parcels 1 – 18 of TPM No. 20402. The PUD will be developed to be consistent with the City of Victorville Municipal Code Article 16: Planned Unit Developments and include the specific development standards and land use allowances for the proposed Victor Valley Connection PUD.

The PUD is divided into two (2) Districts that contain the proposed commercial, retail, office, self-storage, multi-family residential development, parking, plazas, and landscaping improvements.

The two (2) Districts are as follows and as shown on Figure 4:

- District 1 – Multi-Family Residential District – (Parcels 13 - 18 of TPM 20402)

- District 2 – Commercial District – Commercial District – (Parcels 1 - 12 of TPM 20402)*

  **Parcel 3 of TPM 20402 consists of a Car Wash and Convenience Store that will be approved under a separate entitlement application.*

A drive-thru restaurant on an existing 1.25-acre parcel is proposed at the northwest corner of Bear Valley Road and 2nd Avenue under a separate entitlement process. This land use is not included as a Parcel in Table 1, Land Use Summary.

The Project is anticipated to include 1,192 standard parking stalls, 65 accessible parking stalls, and 1 loading parking stall for an overall total of 1,258 stalls. Access to the Project will be provided as follows:

- Three right-in right-out driveways on Bear Valley Road.

- Two full access driveways and one emergency access on 3rd Avenue.

- Two full access driveways, one right-in right-out driveway, and one emergency access on 2nd Avenue.

The Proposed Project is anticipated to be built in several phases as shown on Figure 5. As previously stated, the drive-thru restaurant proposed at the northwest corner of Bear Valley Road and 2nd Avenue is under a separate entitlement process and is not a part of the PUD. However, the drive-thru is included in the overall phasing plan for the area between Bear Valley Road, 2nd Avenue, and 3rd Avenue. The drive-thru restaurant will be developed as Phase 1 of the overall phasing plan along with the convenience store with fueling station.

The development of the PUD will commence with Phase 1 of the overall phasing plan including the construction of the convenience store with fueling station. The second phase of the Project will consist of developing Parcels 13, 14, and 15 with multi-family residential, as well as Parcels 1, 2, 6, and 7 with restaurant and retail uses. The third phase will develop Parcel 12 with a storage/office campus. The fourth phase will develop additional multi-family units within Parcel 16. The fifth phase will develop Parcels 4, 5, 8, 9, 10, and 11 with the retail, restaurant, office, and commercial uses. The sixth phase will develop the remaining multi-family residential within Parcels 17 and 18. Phasing is anticipated to be as stipulated, but the timing of building phasing may vary in the final development as allowed by the proposed PUD standards.

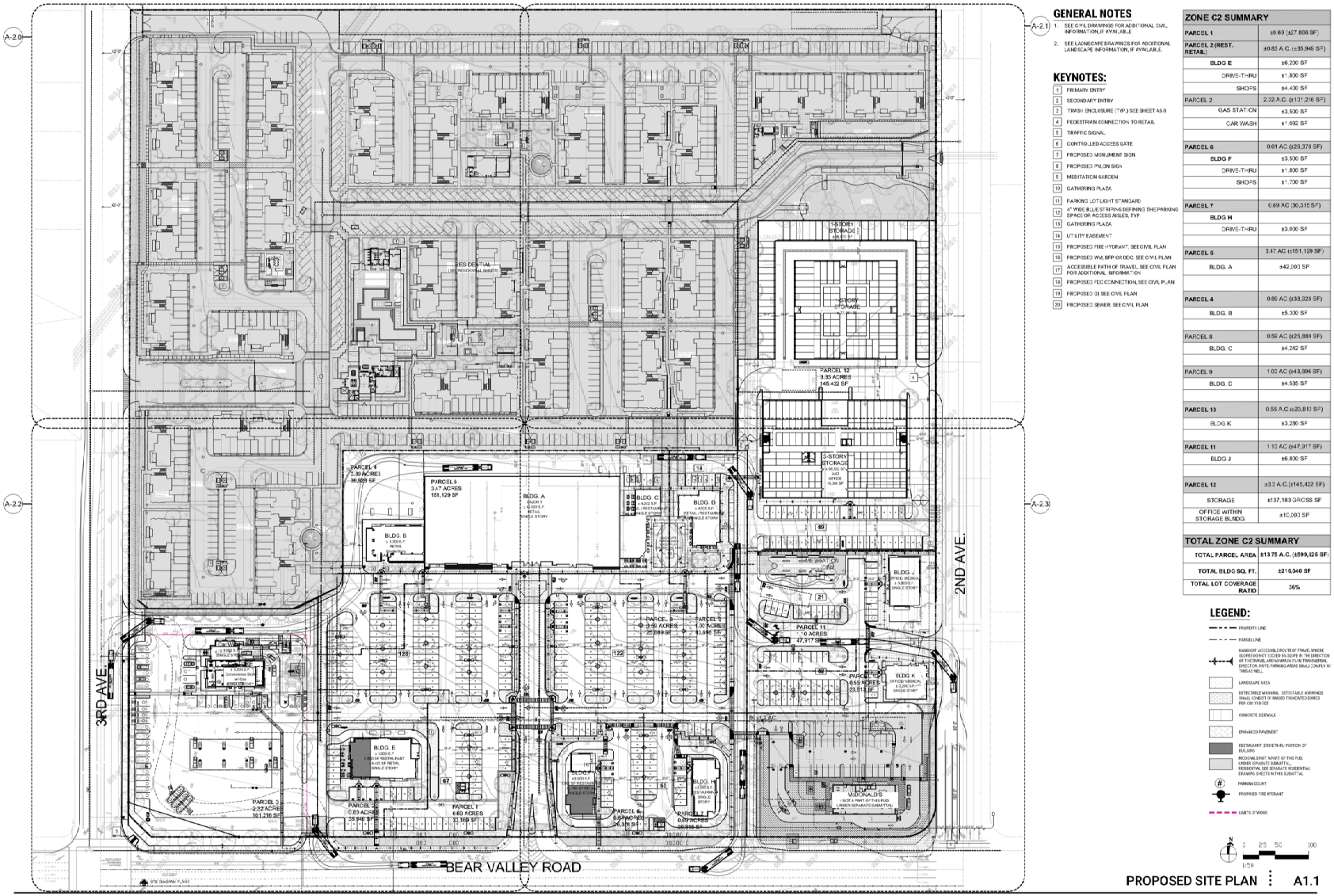
The entire site is proposed to be mass graded in an approximate three-month time frame. Actual construction and phasing will be dependent upon market conditions once the Project receives City approval.

9. **Surrounding land uses and setting:** The Project Site is within the City of Victorville. Figure LU-1 Land Use Map of the City of Victorville General Plan shows that the Project Site is within the Commercial land use designation. The adjacent parcels to the north of the Project Site consists of single-family residential uses. Bear Valley Road occurs to the south the Project Site. The adjacent parcel to the west of 3rd Avenue supports single-family residential uses and vacant land zoned commercial. Adjacent to the east of 2nd Avenue is developed with the Victor Elementary School District Office and Desert Valley Hospital. The following table lists the existing land uses and zoning district designations.

Existing Land Use and Land Use Zoning Districts		
Location	**Existing Land Use**	**Land Use Zoning District**
Project Site	Vacant Land	General Commercial Transitional (C-2T)
North	Residential Development	Single Family Residential (R-1)
South	Commercial Uses/Residential Development	City of Hesperia – General Commercial (C2) City of Hesperia – Residential (R3)
East	School/ Hospital	Administrative Professional (C-A) General Commercial Transitional (C-2T)
West	Residential Development/ Vacant Land	Single Family Residential (R-1) General Commercial Transitional (C-2T)

10. **Other public agency whose approval is required:** Recordation of a final map, issuance of building permits and completion of structure design to current building codes is required by the City prior to development on-site. In addition, approval is required by the Lahontan Regional Water Quality Control Board for compliance with the General Construction Permit, and National Pollutant Discharge Elimination System (NPDES), and approval of a Storm Water Pollution Prevention Plan (SWPPP); the Mojave Desert Air Quality Management District for issuance of construction and operation permits for gas station, Victorville Water District for water service; and Victor Valley Wastewater Reclamation Authority for sewer connection.

Figure 1



GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR ADDITIONAL CIVIL INFORMATION, IF AVAILABLE.
2. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL LANDSCAPE INFORMATION, IF AVAILABLE.

KEYNOTES:

1. PRIMARY ENTRY
2. SECONDARY ENTRY
3. TRASH ENCLOSURE (TYP.) SEE SHEET AS.0
4. PEDESTRIAN CONNECTION TO RETAIL
5. TRAFFIC SIGNAL
6. CONTROLLED ACCESS GATE
7. PROPOSED MONUMENT SIGN
8. PROPOSED PYLON SIGN
9. MEDITATION GARDEN
10. GATHERING PLAZA
11. PARKING LOT LIGHT STANDARD
12. 4" WIDE BLUE STRIPING DEFINING THE PARKING SPACE OR ACCESS AISLES, TYP.
13. GATHERING PLAZA
14. UTILITY EASEMENT
15. PROPOSED FIRE HYDRANT, SEE CIVIL PLAN
16. PROPOSED WM, BFP OR DDC, SEE CIVIL PLAN
17. ACCESSIBLE PATH OF TRAVEL, SEE CIVIL PLAN FOR ADDITIONAL INFORMATION
18. PROPOSED FDC CONNECTION, SEE CIVIL PLAN
19. PROPOSED SI SEE CIVIL PLAN
20. PROPOSED SEWER, SEE CIVIL PLAN

ZONE C2 SUMMARY	
PARCEL 1	±9.69 (±27,856 SF)
PARCEL 2 (REST. RETAIL)	±0.82 A.C. (±35,946 SF)
BLDG E	±6,200 SF
DRIVE-THRU	±1,800 SF
SHOPS	±4,400 SF
PARCEL 2	2.32 A.C. (±101,216 SF)
GAS STATION	±3,500 SF
CAR WASH	±1,692 SF
PARCEL 6	0.61 AC (±26,378 SF)
BLDG F	±3,500 SF
DRIVE-THRU	±1,800 SF
SHOPS	±1,700 SF
PARCEL 7	0.69 AC (30,315 SF)
BLDG H	
DRIVE-THRU	±3,000 SF
PARCEL 5	3.47 AC (±151,129 SF)
BLDG. A	±42,000 SF
PARCEL 4	0.89 AC (±38,826 SF)
BLDG. B	±5,300 SF
PARCEL 8	0.58 AC (±25,889 SF)
BLDG. C	±4,242 SF
PARCEL 9	1.00 AC (±43,896 SF)
BLDG. D	±4,535 SF
PARCEL 10	0.55 A.C. (±23,811 SF)
BLDG K	±3,280 SF
PARCEL 11	1.10 AC (±47,317 SF)
BLDG J	±6,800 SF
PARCEL 12	±3.3 A.C. (±145,422 SF)
STORAGE	±137,183 GROSS SF
OFFICE WITHIN STORAGE BLNDG.	±10,000 SF
TOTAL ZONE C2 SUMMARY	
TOTAL PARCEL AREA	±13.75 A.C. (±599,025 SF)
TOTAL BLDG SQ. FT.	±218,949 SF
TOTAL LOT COVERAGE RATIO	36%

LEGEND:

- PROPERTY LINE
- PARCEL LINE
- HANDICAP ACCESSIBLE ROUTE OF TRAVEL WHERE SLOPES DO NOT EXCEED 5% SLOPE IN THE DIRECTION OF THE TRAVEL AND NO MORE THAN 2% IN TRANSVERSAL DIRECTION. NOTE: PARKING AREAS SHALL COMPLY IN THIS AS WELL.
- LANDSCAPE AREA
- DETECTABLE WARNING: DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES PER CBC 11B-705
- CONCRETE SIDEWALK
- ENHANCED PAVEMENT
- RESTAURANT DRIVE-THRU PORTION OF BUILDING
- MCDONALD'S NOT A PART OF THIS PUD. UNDER SEPARATE SUBMITTAL.
- RESIDENTIAL SEE SEPARATE RESIDENTIAL DRAWING SHEETS IN THIS SUBMITTAL
- PARKING COUNT
- PROPOSED FIRE HYDRANT
- LIMITS OF WORK

0 25 50 100
1:50

PROPOSED SITE PLAN | A1.1

VICTORVILLE CONNECTION

BEAR VALLEY ROAD, BETWEEN 2ND AVENUE & 3RD AVENUE, VICTORVILLE, CA

BEAR VALLEY DEVELOPMENT COMPANY, LLC

JANUARY 11, 2022 75-21705-00

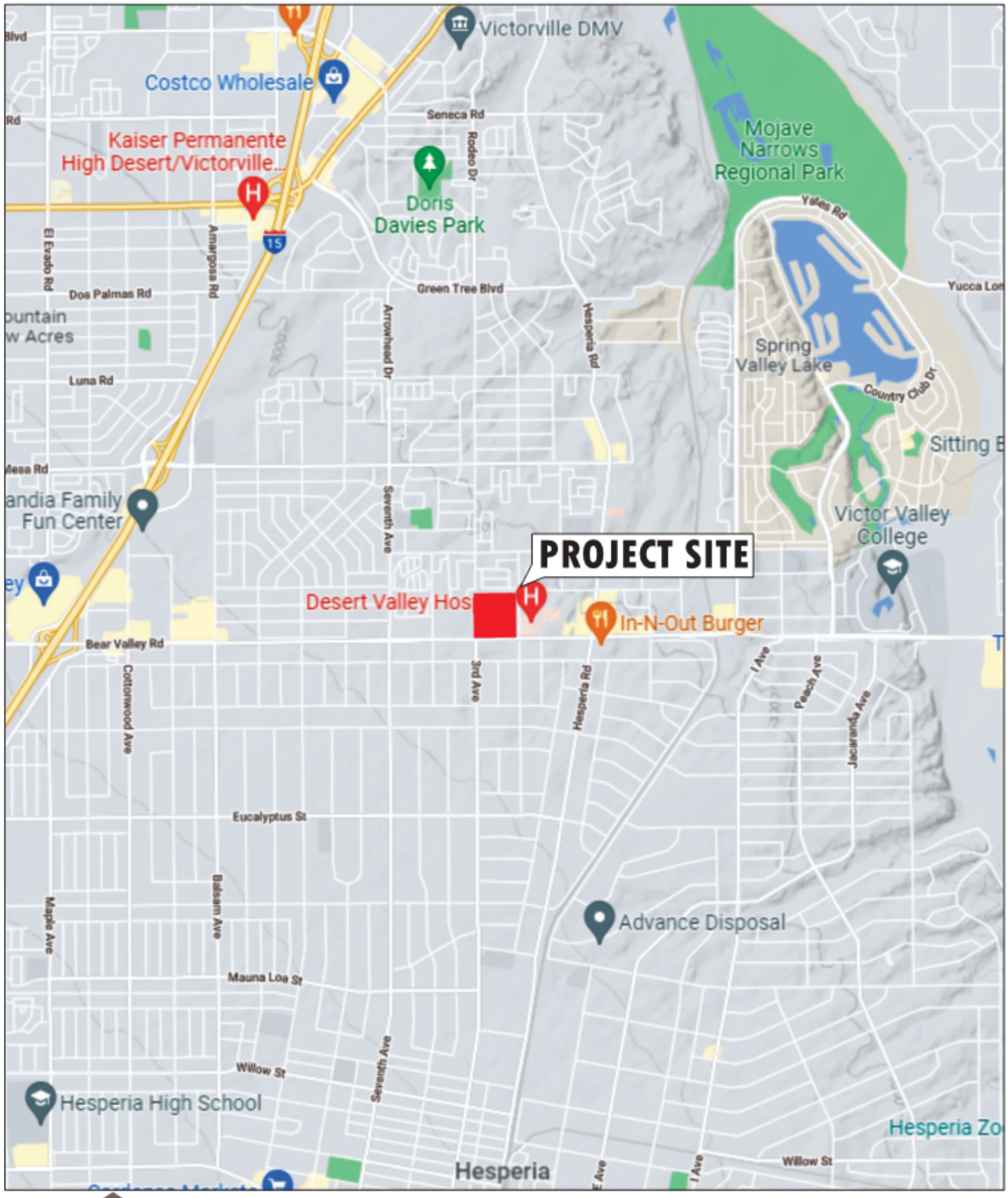
700 South Flower St.
2 2 n d F l o o r ,
Los Angeles, CA
9 0 0 1 7
t: 213.800.9400

DLR Group
Architecture Engineering Planning Interiors

npa studio

WHA.

Figure 2



0 0.75 Mile

Source: Lilburn Corp., December, 2021.

LILBURN CORPORATION

REGIONAL LOCATION
Victorville Connection
City of Victorville, California

Figure 3

NT
0 275
Feet
Source: Lilburn Corp., December, 2021.
LILBURN CORPORATION

PROJECT VICINITY
Victorville Connection
City of Victorville, California

Figure 4

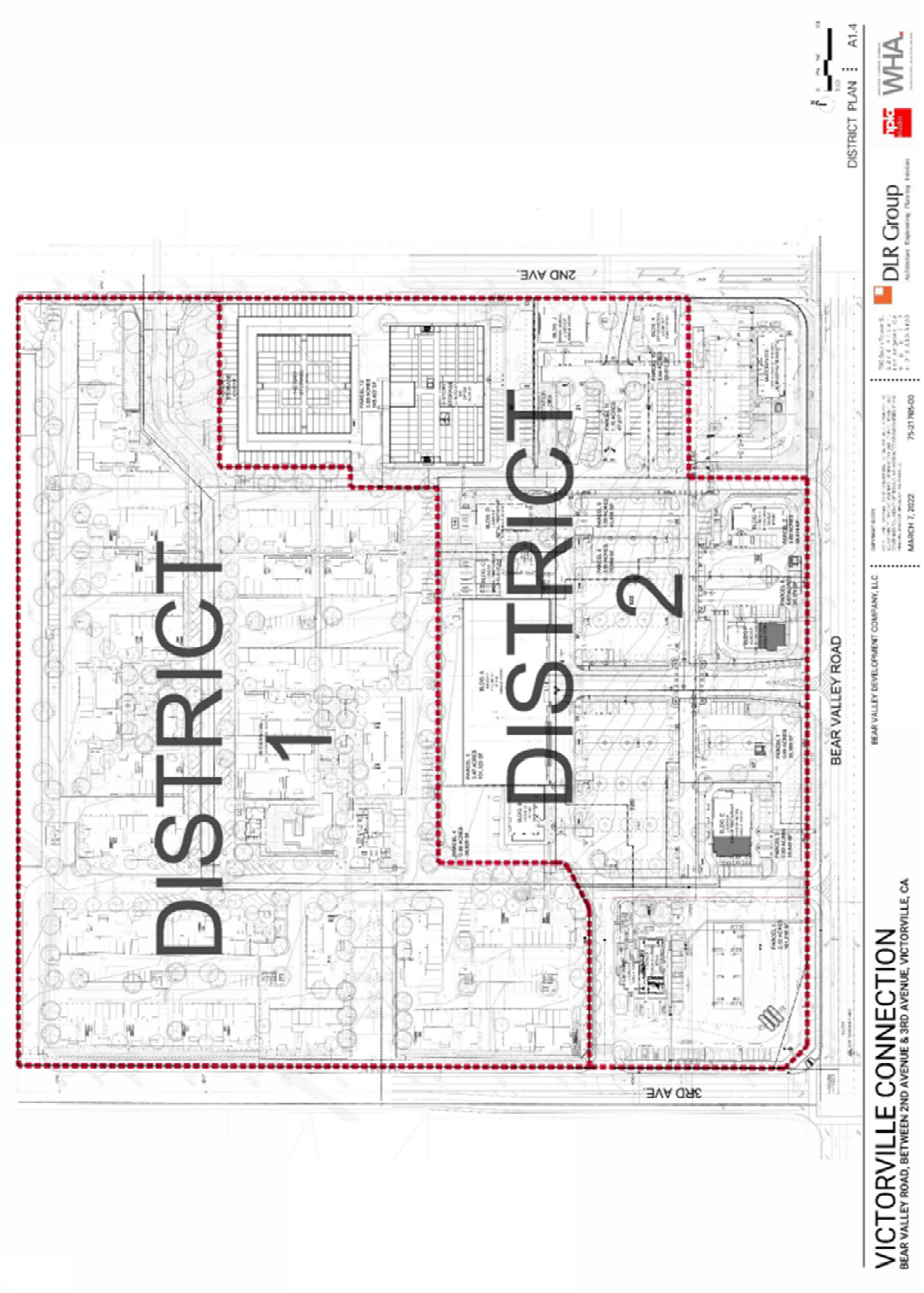
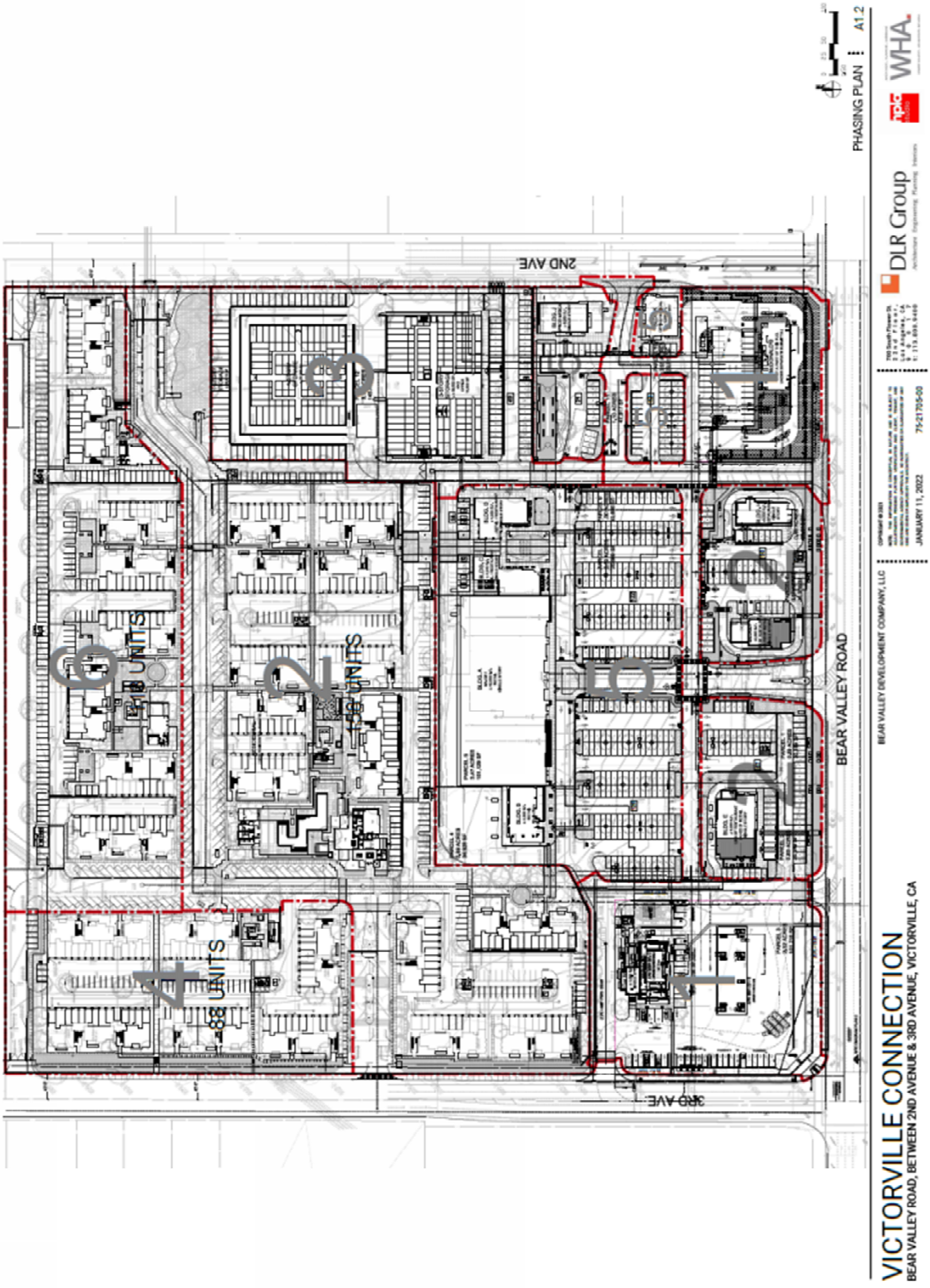

DISTRICT 1
DISTRICT 2
2ND AVE.
3RD AVE
BEAR VALLEY ROAD
VICTORVILLE CONNECTION
BEAR VALLEY ROAD, BETWEEN 2ND AVENUE & 3RD AVENUE, VICTORVILLE, CA
BEAR VALLEY DEVELOPMENT COMPANY, LLC
DLR Group
WHA
DISTRICT PLAN
A1.4
MARCH 7, 2022
75-21705-00

Figure 5


VICTORVILLE CONNECTION
BEAR VALLEY ROAD, BETWEEN 2ND AVENUE & 3RD AVENUE, VICTORVILLE, CA
BEAR VALLEY DEVELOPMENT COMPANY, LLC
JANUARY 11, 2022
75-217050
DLR Group
WHA
PHASING PLAN
A1.2
BEAR VALLEY ROAD
2ND AVE
3RD AVE
1
2
3
4
5
88 UNITS
150 UNITS
88 UNITS

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION:

On the basis of this initial evaluation:

__ I find that the proposed project COULD NOT have significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

X I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the incorporated mitigation measures and revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

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

__ I find that the proposed project WILL NOT have a significant effect on the environment, because no new potentially significant effects have been identified beyond those previously analyzed adequately in an earlier EIR, pursuant to applicable standards, and no additional mitigation measures beyond those imposed as part of that previous EIR are necessary to be imposed upon the proposed project to reduce mitigable impacts to a insignificant level. Therefore, no additional environmental documentation is necessary.

Signature: a. J. Date: 4/28/2022

Alex Jauregui, Senior Planner For: City of Victorville

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources the lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) "Potentially Significant Impact" is noted if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact". The lead agency describes the mitigation measures, and briefly explains how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses", may be cross-referenced).

5) Earlier analyses may be referenced where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

a) Earlier Analysis Used. Identify and state where they are available for review.

b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on earlier analysis.

c) Mitigation Measures. For effects that are “Less Than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) The lead agency incorporates into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, includes a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) The explanation of each issue should identify:

a) The significance criteria or threshold, if any, used to evaluate each question; and

b) The mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL IMPACTS:

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

AESTHETICS

Explanations:

a) **Less Than Significant Impact.** The City of Victorville General Plan ("General Plan") identifies the importance of conservation of local scenic resources such as natural and cultural resources and how they are necessary assets for the community.[1] The Project Site is located on Bear Valley Road between 2nd Avenue and 3rd Avenue. The proposed development includes a three-story storage building with maximum height of 41 feet along the eastern portion of the Project Site and would be comparable in height to the nearby commercial and office uses to the south of Bear Valley Road and the Desert Valley Hospital to the east (see Figure 6, Commercial Building Elevations example). The proposed development includes a two-story apartment complex with a maximum height of 35 feet along the northern portion of the Project Site, which would be comparable in height to the nearby two-story residences located to the north and northwest (see Figure 7, Residential Building Elevation example). With approval of the GPA, the Proposed Project would be an acceptable use within the Mixed-Use (MU) land use designation. Additionally, the General Plan does not identify any scenic vistas within or near the Project Site. Development of the Proposed Project will have a less than significant impact on scenic vistas. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

b) **No Impact.** As stated, the General Plan identifies the importance of conservation of local scenic resources such as natural and cultural resources and how they are necessary assets for the community. The Project Site does not contain any significant features such as rock outcroppings, trees and/or historic buildings that could potentially be damaged by development of the Project Site. The site was previously approved for an office/business park and pad grading occurred on the entire site prior to abandonment of the project. According to the Victorville's 2030 General Plan Environmental Impact Report (General Plan EIR), there are no existing or proposed state scenic highways in the Planning Area.[2] Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

[1] Victorville General Plan 2030. Page R-1
[2] 2030 General Plan Environmental Impact Report. Page 5.1.1

Figure 6


EXTERIOR ELEVATION- WEST
EXTERIOR ELEVATION- NORTH
EXTERIOR ELEVATION- EAST
EXTERIOR ELEVATION- SOUTH
EXTERIOR ELEVATION WEST
EXTERIOR ELEVATION NORTH
EXTERIOR ELEVATION- EAST
EXTERIOR ELEVATION- SOUTH

Figure 7

c) **Less Than Significant Impact.** The Project Site has been disturbed and was previously cleared of most vegetation during the initial stages of a previous development which was not completed. The prior site preparation removed all vegetation, and no Joshua tree woodland exists on the Project Site. The proposed mixed use of commercial and residential use would be compatible with surrounding development and therefore would not degrade the visual quality of the area because the proposed two-story apartments and three-story office/storage structure would be comparable in height to the nearby two-story residences located to the north, commercial uses to the south, and the hospital to the east. With approval of the GPA, the Proposed Project would be an acceptable use within the Mixed-Use (MU) land use designation and would be compatible with surrounding uses because the Proposed Project would not degrade the visual character or quality, or public views from publicly accessible vantage points of the site or its surroundings. Therefore, no significant impacts are anticipated, and no mitigation measures are required.

d) **Less Than Significant Impact.** The development of the mixed-use project would generate light and glare when compared to existing conditions which is vacant disturbed land. However, the surrounding area includes existing lighting from urban development including streetlighting, commercial, institutional, and residential lighting. The design and placement of light fixtures within the future new development would be reviewed for consistency with City standards and subject to City approval. Standards require shielding, diffusing, and indirect lighting to avoid glare. Lighting would be selected and located to confine the area of illumination to on-site streets. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

II. Agriculture and Forestry Resources.

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board

Would the proposal:

	Potentially Significant Impact	*Less Than Significant w/Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)),				X

	timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			
d)	Result in the loss of forest land or conversion of forest land to non-forest use?			X
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion or forest land to non-forest use?			X

Explanations:

a) **No Impact.** The Project Site has been previously disturbed and graded for development and is currently vacant. There are no agricultural operations occurring on-site or within the vicinity of the Project Site. The Department of Conservation's California Important Farmland Finder shows that the Project Site occurs within Grazing Land.[3] However, the General Plan does not identify the Project Site or vicinity for agricultural uses. The Proposed Project would not covert Prime Farmland, Unique Farmland or Farmland of Statewide Importance to a non-agricultural use and no impact would occur as result of construction and operation of the Proposed Project. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

b) **No Impact.** According to the General Plan EIR, the 148-acre Kemper-Campbell Ranch site is the only property within the Planning Area under a Williamson Act contract.[4] The Kemper-Campbell Ranch encompasses three parcels and is located approximately 2.5 miles northeast of the Project Site. The Project Site is not within or adjacent to a Williamson Act contract property. As discussed above, no land on or adjacent to the Project Site is currently under agricultural production, nor are any parcels zoned for agricultural uses. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

c) **No Impact.** The Project Site is located in the High Desert and has previously been disturbed. The General Plan does not identify any parcels zoned for forest land or timber within the vicinity. Therefore, construction and operation of the Proposed Project would not conflict with the existing zoning or cause rezoning of forest land or timberland resources. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

d, e) **No Impact.** The Project Site does not support forest land nor does the Project Site support farmland. Implementation of the Proposed Project would not convert forest land to non-forest use or farmland to non-agricultural use. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

[3] California Department of Conservation, California Important Farmland Finder. Accessed May 2, 2021. https://maps.conservation.ca.gov/dlrp/ciff/
[4] 2030 General Plan Environmental Impact Report. Page 5.25

III. **AIR QUALITY.** *Would the proposal*:	*Potentially Significant Impact*	*Less Than Significant w/Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?		X		
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				X

Explanations:

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

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

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

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

The United States Environmental Protection Agency (EPA) and the CARB have designated portions of the MDAQMD as nonattainment for a variety of pollutants, and some of those designations have an associated classification. Table 2 lists these designations and classifications. The MDAQMD has adopted attainment plans for a variety of nonattainment pollutants.

Table 2
State and Federal Air Quality
Designations and Classifications

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

Source: MDAQMD CEQA and Federal Conformity Guidelines, August 2016

The Proposed Project would require approval of a General Plan Amendment (GPA) from the current General Plan land use designation of Commercial (C) to Mixed-Use (MU) land use designation for a mixed-use development, and a Change of Zone (CZ) from the current General Commercial Transitional (C-2T) zone to Planned Unit Development (PUD) zone.

An evaluation of potential air quality impacts related to the buildout under the current General Plan (i.e., Commercial) and the Proposed Project (i.e., Mixed-Use) was prepared. Table 3 and Table 4 illustrate operational emissions associated with the current General Plan Land Use designations and with the Proposed Project. As shown in Table 3 and Table 4, operational impacts resulting from either development under the existing General Plan Land Use designations or the Proposed Project would not exceed MDAQMD thresholds. Consequently, the Proposed Project would not result in a conflict or obstruction to the implementation of the AQMP.

Table 3
Operational Emissions
(Pounds per Day)

Source	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Commercial	53.2	32.7	221.0	0.4	42.0	11.5
Proposed Project	43.7	39.2	266.1	0.5	57.1	15.9
MAQMD Threshold	137	137	548	137	82	65
Significance	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod.2020.4.0 Summer Emissions

Table 4
Greenhouse Gas Operational Emissions
(Metric Tons per Year)

Source/Phase	CO_2	CH_4	N_20
Commercial	8,217.9	14.9	0.5
MTCO2e	**8,719.1**		
Proposed Project	10,622.6	12.0	0.5
MTCO2e	**11,082.5**		
MAQMD Threshold	100,000		

Source: CalEEMod.2020.4.0 Annual Emissions.

The operational impacts resulting from either the existing General Plan Land Use designations or the Proposed Project would not exceed MDAQMD thresholds; Therefore, the Proposed Project would not conflict with or obstruct implementation of the applicable air quality plan. No significant impacts are identified or anticipated, and no mitigation measures are required.

b) **Less Than Significant With Mitigation Incorporated.** The Proposed Project's construction and operational emissions were screened using California Emissions Estimator Model (CalEEMod) version 2020.4.0. CalEEMod was used to estimate the on-site and off-site construction emissions. The emissions incorporate Rule 402 and 403 by default as required during construction. The criteria pollutants screened for include reactive organic gases (ROG), nitrous oxides (NOx), carbon monoxide (CO), sulfur dioxide (SO2), and particulates (PM_{10} and $PM_{2.5}$). Two of the analyzed pollutants, ROG and NOx, are ozone precursors. Both summer and winter season emission levels were estimated and results of the modeling are summarized below and are available at the City offices for review.

Construction Emissions

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

The resulting emissions generated by construction of the Proposed Project are shown in Table 5 and Table 6, which represent summer and winter construction emissions respectively.

Table 5
Summer Construction Emissions Summary
(Pounds per Day)

Equipment	ROG	NO_X	CO	PM_{10}	$PM_{2.5}$
Demolition	2.7	25.8	21.1	1.4	1.2
Site Preparation	3.2	33.1	20.3	10.6	6.1
Grading	3.7	38.9	29.7	5.9	3.2
Building Construction	3.6	22.1	33.0	5.6	2.1
Paving	1.1	8.6	15.0	0.5	0.4
Architectural Coating	133.0	1.3	4.1	0.8	0.3
Highest Value (lbs/day)	**133.0**	**38.9**	**33.0**	**10.6**	**6.1**
MDAQMD Threshold	137	137	548	82	65
Significant	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod.2020.4.0 Summer Emissions.

Table 6
Winter Construction Emissions Summary
(Pounds per Day)

Equipment	ROG	NO_X	CO	PM_{10}	$PM_{2.5}$
Demolition	2.7	25.8	21.0	1.4	1.2
Site Preparation	3.2	33.1	20.2	10.6	6.1
Grading	3.7	38.9	29.6	5.9	3.2
Building Construction	3.2	20.0	29.4	5.4	2.0
Paving	1.1	8.6	14.9	0.5	0.4
Architectural Coating	133.0	1.3	3.8	0.8	0.3
Highest Value (lbs/day)	**133.0**	**38.9**	**29.6**	**10.6**	**6.1**
MDAQMD Threshold	137	137	548	82	65
Significant	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod.2020.4.0 Winter Emissions.

As shown Table 3 and Table 4, the anticipated construction emissions are less than the MDAQMD thresholds and would be considered less than significant. Table 5 and Table 6 provide results including to a minimum130-day architectural coating period which is also recommended as Mitigation Measure AQ-7 (see below), to reduce impacts related to construction emissions. Furthermore, the Proposed Project shall comply with all applicable dust mitigation requirements recommended by MDAQMD, as listed below.

Mitigation Measure AQ-1:

The Project Proponent shall prepare and submit to the MDAQMD, prior to commencing earth-moving activity, a dust control plan that describes all applicable dust control measures that will be implemented at the project. The most current Dust Control Plan Requirements and Dust Control Plan Submission For are available at http://mdaqmd.ca.gov/permitting/compliance-forms.

Mitigation Measure AQ-2:

The Project Proponent shall ensure that signage compliant with MDAQMD Rule 403 Attachment B is erected at the project site entrance not later than the commencement of construction.

Mitigation Measure AQ-3:

The Project Proponent shall ensure that a water truck is used to maintain moist disturbed surfaces and that water is actively spread during visible dusting episodes to minimize fugitive dust emissions. For projects with exposed sand or fines deposits (and for projects that expose such soils through earthmoving), chemical stabilization or covering with a stabilizing layer of gravel will be required to eliminate visible dust/sand from sand/fines deposits.

Mitigation Measure AQ-4:

All perimeter fencing shall be wind fencing or the equivalent, to a minimum of four feet of height or the top of all perimeter fencing. The owner/operator shall maintain the wind fencing as needed to keep it intact and remove windblown dropout. This wind fencing requirement may be suspended by local ordinance, rule or project specific biological mitigation prohibiting wind fencing.

Mitigation Measure AQ-5:

All maintenance and access vehicular roads and parking areas shall be stabilized with chemical, gravel or asphaltic pavement sufficient to eliminate fugitive dust from vehicular travel and wind erosion. Take actions to prevent project-related trackout onto paved surfaces, and clean any project-related trackout within 24 hours. All other earthen surfaces within the project area shall be stabilized by natural or irrigated vegetation, compaction, chemical or other means sufficient to prohibit visible fugitive dust from wind erosion.

Mitigation Measure AQ-6:

Obtain MDAQMD permits for any miscellaneous process equipment that may not be exempt under District Rule 219 including, but not limited to internal combustion engines with a manufacture's maximum continuous rating greater than 50 brake horsepower.

Operational Emissions

Operational emissions are categorized as energy (generation and distribution of energy to the end use), area (operational use of the project), and mobile (vehicle trips). Operational emissions were estimated using the CalEEMod version 2020.4.0 defaults for General Office Building, Medical Office Building, Unrefrigerated Warehouse-No Rail, Fast Food Restaurant with Drive Thru, Apartment Low Rise, Free-Standing Discount store, Gasoline/Service Station subcategories and are listed in Table 7 and Table 8, which represent summer and winter operational emissions, respectively.

Table 7
Summer Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Area	18.7	0.4	31.0	0.0	0.2	0.2
Energy	0.3	2.1	1.1	0.0	0.2	0.2
Mobile	28.8	35.6	260.2	0.6	57.0	15.5
Totals (lbs/day)	**47.7**	**37.0**	**292.4**	**0.7**	**57.4**	**15.9**
MDAQMD Threshold	137	137	548	137	82	65
Significance	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod.2020.4.0 Summer Emissions.

Table 8
Winter Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Area	18.7	0.4	31.0	0.0	0.2	0.2
Energy	0.2	2.1	1.1	0.0	0.2	0.2
Mobile	24.8	36.7	234	0.5	57.0	15.5
Totals (lbs/day)	**43.7**	**39.2**	**266.1**	**0.5**	**57.4**	**15.9**
MDAQMD Threshold	137	137	548	137	82	65
Significance	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod.2020.4.0 Winter Emissions.

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

Mitigation Measure AQ-7:

The Project Proponent shall ensure a minimum duration of 130 days for architectural coating.

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

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

As such, the Proposed Project does not meet the criteria for a project type which is subject to sensitive receptor significance threshold evaluation. The Proposed Project includes residential and commercial development but none of the uses identified above. Furthermore, the modeling results shown previously indicate that development of the Proposed Project is not anticipated to

exceed MDAQMD emissions thresholds. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

d) **No Impact**. The Proposed Project consists of commercial, retail, office, self-storage, and multi-family residential development. Potential odor sources associated with construction of the Proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities. Standard construction requirements would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity.

The Proposed Project does not contain land uses typically associated with the emission of objectionable odors. Temporary storage of domestic solid waste associated with the Proposed Project's long-term operational uses could potentially generate temporary odors. It is expected that Project-generated refuse would be stored in covered containers at all commercial and residential sites, and removed at regular intervals in compliance with the City's solid waste regulations. The Proposed Project would also be required to comply with MDAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

IV. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to*:	*Potentially Significant Impact*	*Less Than Significant w/Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?				X

Explanations:

a) **Less Than Significant With Mitigation Incorporated**. A Habitat Assessment dated November 19, 2021, was completed by ELMT Consulting and is available for review at the City. A literature review and records search were conducted to determine which special-status biological resources have the potential to occur on or within the general vicinity of the Project Site. In addition to the literature review, a general habitat assessment or field investigation of the Project Site was conducted to document existing conditions and assess the potential for special-status biological resources to occur within the Project Site. A field survey of the Project Site was conducted on September 22, 2021. The field surveys included an evaluation of the surrounding habitats and a focused habitat assessment for species identified in the background data search.

The proposed Project Site is a partially developed lot in the City of Victorville, on the northwest corner of Bear Valley Road and 2nd Avenue. The site was cleared nearly 15 years ago for an office/business park development with infrastructure installed and lots and streets rough graded. Commercial businesses and institutional uses occur to the east and south, residential developments to the north and west, and partial undeveloped land to the east and west. Non-native and early successional native plant species have begun to revegetate portions of the site.

Vegetation

No natural communities of special concern were observed on or adjacent to the Project Site. See Attachment C, Site Photographs, for representative site photographs. Due to heavy anthropogenic disturbances (i.e., grading, installation of roads and infrastructure), this land cover type no longer supports natural vegetation communities, only scattered, remanent plant from the previous creosote bush scrub plant community. Plant species observed growing in disturbed areas of the Project Site included creosote bush (*Larrea tridentata*), rabbitbush (*Ericamerica nauseous*), Anderson thornbush (*Lycium andersonii*), California buckwheat (*Eriogonum fasciculatum*), match weed (*Gutierrez sarothrae*) and non-native grasses (*Schismus barbatus and Bromus tecturum*).

Wildlife

Plant communities provide foraging habitat, nesting/denning sites, and shelter from adverse weather or predation. This section provides a discussion of those wildlife species that were observed or are expected to occur within the Project Site. The discussion is to be used a general reference and is limited by the season, time of day, and weather conditions in which the field investigation was conducted. Wildlife detections were based on calls, songs, scat, tracks, burrows, and direct observation. The Project Site provides limited habitat for wildlife species except those adapted to a high degree of anthropogenic disturbances and development

The survey area provides suitable foraging and cover habitat for local reptile species adapted to conditions within the Mojave Desert. The only reptilian species observed was western side-blotched lizard (*Uta stansburiana elegans*). Common reptilian species that could be expected to occur include Great Basin fence lizard (*Sceloporus occidentalis longipes*), yellow-backed spiny lizard (*Sceloporus uniformis*), Great basin gopher snake (*Pituophis catenifer deserticola*), red racer (*Coluber flagellum piceus*), and southwestern speckled rattlesnake (*Crotalus mitchellii pyrrhus*). The mammalian observed during the field investigation was California ground squirrel (*Otospermophilus beecheyi*). Common mammalian species that could be potentially occur include coyote (*Canis latrans*), jackrabbit (*Lepus californicus*), and desert cottontails (*Sylvilagus audubonii*).

Bird species detected during the field investigation include house finch (*Haemorhous mexicanus*), common raven (*Corvus corax*), mourning dove (*Zenaida macroura*), and white-crowned sparrow (*Zonotrichia leucophrys*). No active nests or birds displaying nesting behavior were observed during the field investigation, which was conducted during nesting season. The Project Site and surrounding area provide marginal foraging and nesting habitat for year-round and seasonal avian residents, as well as migrating songbirds that could occur in the area. In addition, the Project Site has the potential to provide suitable nesting opportunities for birds that nest on the open ground and those acclimated to routine disturbances (e.g. killdeer (Charadrius vociferus)).

Based on literature review and field survey, and existing site conditions discussed in this report, implementation of the project will have no significant impacts on federally or State listed species known to occur in the general vicinity of the Project Site. Additionally, the project will have no effect on designated Critical Habitat or regional wildlife corridors/linkage because none exists within the area. No jurisdictional drainage and/or wetland features were observed on the Project Site during the field investigation. No further surveys are recommended. However, to ensure potential impacts to this species are reduced to a less than significant level, the following mitigation measure shall be implemented:

Mitigation Measure BIO-1:

If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a no-disturbance buffer. The size of the no-disturbance buffer will be determined by the wildlife biologist and will depend on the level of noise and/or surrounding anthropogenic disturbances, line of sight between the nest and the construction activity, type and duration of construction activity, ambient noise, species habituation, and topographical barriers. These factors will be evaluated on a case-by-case basis when developing buffer distances. Limits of construction to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of nest areas. A biological monitor should be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area can occur.

b) **No Impact.** According to the Habitat Assessment, no riparian vegetation (e.g. cottonwoods, willows, etc.) exist on the Project Site or in the adjacent habitats and no drainage channels, wetlands, or vernal pools were observed on the Project Site during the surveys. The Project Site is not identified in local plans, policies, and regulations of the CDFW or USFWS. Development of the Project Site as proposed would not result in impacts to riparian vegetation or to a sensitive natural community because these resources do not occur on the Project Site or within the area of project impacts. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

c) **No Impact**. As stated above, no wetlands occur in the Project Site or within the area of project impacts. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

d) **No Impact**. The Habitat Assessment states that there were no distinct wildlife corridors identified on the Project Site or in the immediate area. Additionally, the Project Site is not with in an area that includes sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.). The Proposed Project is not anticipated to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites since the site does not include disturbances to any sensitive areas, and is surrounded by development. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

e) **No Impact**. The Proposed Project Site is a partially developed. The site was cleared nearly 15 years ago for an office/business park development with infrastructure installed and lots and streets rough graded. Commercial businesses occur to the east and south, residential developments to the north and west, and partial undeveloped land to the east and west. Non-native and early successional native plant species have begun to revegetate portions of the site. The Proposed Project is not anticipated to conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

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

V. CULTURAL RESOURCES. *Would the proposal*:	*Potentially Significant Impact*	*Less Than Significant w/Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?		X		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		X		
c) Disturb any human remains, including those interred outside of formal cemeteries?		X		

Explanations:

a,b) **Less Than Significant With Mitigation Incorporated.** BCR Consulting LLC. (BCR Consulting) prepared a Cultural Resources Assessment for the Proposed Project dated November 20, 2019. The report is available for review at City offices. An archaeological records check was completed at the California State University, Fullerton, South Central Coastal Information Center (CSUF-SCCIC) and identified 24 cultural resources investigations have taken place resulting in the recording of nine cultural resources within a one-mile radius of the Project Site. The Project Site was previously assessed for cultural resources, and one cultural resource (an isolated prehistoric lithic flake designated P-36-12991) has been previously identified within the site's boundaries.

An archaeological field survey of the Project Site was conducted on September 27, 2019. The survey was conducted by walking parallel transects spaced approximately 15 meters apart across 100 percent of the accessible Project Site. All soil exposures were carefully inspected for evidence of cultural resources. The Project Site exhibited approximately 70 percent surface visibility. Artificial disturbances within the Project Site boundaries were severe and resulted from over-excavation, grading, foundation pad construction, and trenching for water lines associated with an abandoned construction project.

During the field survey, BCR Consulting archaeologists did not identify any cultural resources within the Project Site boundaries. Excavations and grading for previous (abandoned) construction project have disturbed the entire project. Based on negative findings during the field survey combined with the high level of disturbance, development of the proposed project is not anticipated to result in significant impacts to archaeological or historical resources, and no further investigations or monitoring are recommended. Although BRC Consulting did not indicate the Project Site as sensitive for cultural resources, significant impacts could occur during site earthmoving activities, and the mitigation is recommended.

Additionally, The San Manuel Band of Mission Indians (SMBMI) indicated that the Proposed Project area exists within Serrano ancestral territory and, therefore, is of interest to the Tribe. However, due to the nature and location of the proposed project, and given the CRM Department's

present state of knowledge, SMBMI does not have any concerns with the project's implementation, as planned, at this time but recommended language to be made a part of the project/permit/plan conditions (see Mitigation Measures CR-1):

Mitigation Measure CR-1:

In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) and any other noticed tribes shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

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 other noticed tribes for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

c) **Less Than Significant With Mitigation Incorporated.** There is no evidence that human remains will be identified within the project area, but the presence cannot be completely ruled out. Construction activities, particularly grading, could potentially disturb human remains interred outside of a formal cemetery. Thus, the potential exists that human remains may be unearthed during grading and excavation activities associated with project construction. Therefore, possible significant adverse impacts have been identified or anticipated and the following mitigation measure is required as a condition of project approval to reduce these impacts to a level of less than significant:

Mitigation Measure CR-2:

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

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. ENERGY. *Would the project*:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X

Explanations:

Building Energy Conservation Standards

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

Senate Bill 350

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

Senate Bill 100

Senate Bill 100 (SB 100) was signed into law September 2018 and increased the required Renewable Portfolio Standards. SB 100 requires the total kilowatt-hours of energy sold by electricity retailers to their end-use customers must consist of at least 50 percent renewable resources by 2026, 60 percent renewable resources by 2030, and 100 percent renewable resources by 2045. SB 100 also includes a State policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all State

agencies by December 31, 2045. Under the bill, the State cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

a) **Less than Significant Impact.**

Electricity

Southern California Edison (SCE) provides electricity to the Project Site. Currently, the existing Project Site is vacant and does not use electricity. Therefore, development of the Proposed Project would cause a permanent increase in demand for electricity when compared to existing conditions. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities. The Proposed Project consists of residential and commercial uses. The CalEEMod outputs prepared for the Proposed Project result in electricity use of approximately 1.56 GWH/year for the residential use and 1.64 GWh/year for commercial uses. According to the California Energy Commission, the residential sector of the Southern California Edison planning area consumed 38,498.76 GWh of electricity in 2020.[5] The increase in electricity demand from the project would represent a 0.00407 percent of the overall SCE residential consumption. The commercial building sector of the Southern California Edison planning area consumed 34,373.92 GWh of electricity in 2020.[6] The increase in electricity demand from the project would represent a 0.00478 percent of the overall SCE commercial consumption. Therefore, projected electrical demand would not significantly impact SCE's level of service

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

Natural Gas

The Proposed Project and surrounding area are serviced by Southwest Gas Company. The Project Site is currently vacant and has no demand for natural gas. Therefore, the development of the Proposed Project will create a permanent increase in demand of natural gas. The Proposed Project consist of residential and commercial uses. The CalEEMod outputs prepared for the Proposed Project estimates approximately 56,873.40 therms for the residential use and 23,539.89 therms for commercial uses. According to the California Energy Commission, the natural gas consumption of the SoCal Gas's residential sector was 2,474,195,977 therms and

[5]California Energy Commission. https://ecdms.energy.ca.gov/Default.aspx. Accessed November 22, 2021.

[6] https://ecdms.energy.ca.gov/Default.aspx. Accessed August 15, 2021.

commercial sector was 826,853,354 terms in 2020.[7] The increase in natural gas demand from the project would represent a 0.0022 percent of the southern California Southwest Gas residential consumption and 0.0028 percent for commercial consumption. Therefore, the natural gas demand from the Proposed Project would represent an insignificant percentage of the overall demand in Southwest Gas Company' service area. Title 24 is a collection of energy standards that address the energy efficiency of new (and altered) homes; the 2022 Building Energy Efficiency Standards will improve upon the 2019 Energy Standards for new construction of, and additions and alterations to, residential and nonresidential buildings. The Proposed Project would be built in accordance with the 2022 energy standards of Title 24; therefore, no significant impacts due to wasteful, inefficient, or unnecessary consumption of natural gas resources, during project construction or operation are anticipated and no mitigation measures are recommended.

b) **No Impact**. The Proposed Project is designed to adhere to County Regional Greenhouse Gas Reduction Plan and Resource Element: Energy Conservation of the City General Plan to support decrease energy consumption and GHG emissions to become a more sustainable community and to meet the goals of AB 32. The Proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted to reduce GHG emissions, AB 32, and SB 32; therefore, the Project is consistent with AB 32, which aims to decrease emissions statewide to 1990 levels by to 2030. The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

[7] California Energy Commission. https://ecdms.energy.ca.gov/Default.aspx. Accessed October 27, 2021.

VII. GEOLOGY AND SOILS. *Would the project*:	*Potentially Significant Impact*	*Less Than Significant w/Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:			X	
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.)			X	
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined on Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resources or site unique geological feature?		X		

Explanations:

a) Merrell Engineering Company, Inc. completed a Geotechnical Investigation for the Proposed Project dated November 2005; the report was updated February 19, 2020. Information below is from both reports.

i. **Less Than Significant Impact.** The Project Site is located in seismically active southern California with numerous fault systems in the region. The General Plan states that there are no known or suspected fault traces located within the Victorville Planning Area. According to Figure S-1: Regional Seismic Hazards Map of the General Plan, the nearest fault is the North Frontal fault zone of the San Bernardino Mountains which is located approximately 3.5 miles southeast of the Planning Area along the base of the Ord Mountains.[8] No significant impacts are identified or anticipated, and no mitigation measures are required.

ii. **No Impact.** As stated, the Project Site is located in seismically active southern California with numerous fault systems in the region. According to Figure S-1. Regional Seismic Hazards Map

[8] Victorville General Plan 2030; Figure S-1 "Regional Seismic Hazards", 2008. Page 4.

of the General Plan, the nearest fault is the North Frontal fault zone of the San Bernardino Mountains which is located approximately 3.5 miles southeast of the Planning Area along the base of the Ord Mountains. However, to ensure impacts are less than significant the Proposed Project shall comply with the Victorville Municipal Building Development Codes and the latest adopted version of the California Building Code. The Proposed Project would be adequately reinforced for potential earthquakes. Less than significant impacts are identified or anticipated, and no mitigation measures are required.

iii. **No Impact.** According to the General Plan, the Project Site is not located within an area susceptible to liquefaction as the potential for liquefaction hazards are limited to the Mojave River floodplain and its tributary stream crossings where groundwater is shallow and loose sandy soils occur. [9] The Mojave River is located approximately 2.5 mile east of the Project Site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

iv. **No Impact.** The General Plan identifies natural hazards, which include seismically induced surface rupture, ground shaking, ground failure, and liquefaction, along with slope instability leading to mudslides and landslides, subsidence, flooding, and wildland fires.[10] According to Figure S-3: Slope Hazards, the Project Site is not within a slope hazard area.[11]. With adherence to the latest adopted version of the California Building Code, no impacts are identified or anticipated, and no mitigation measures are required.

b) **Less Than Significant Impact.** According to the Geotechnical Investigation, the Project Site is located in an area mapped as underlain by alluvial soil consisting of poorly graded sand, sand with silt, sand-silt mixtures and some silty clays. To ensure impacts are less than significant the Proposed Project shall comply with the Victorville Municipal Building Development Codes and the latest adopted version of the California Building Code. The Proposed Project would be adequately reinforced for potential earthquakes. Less than significant impacts are identified or anticipated, and no mitigation measures are required.

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

Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. As stated above, Figure S-3: Slope Hazards of the General Plan shows that the Project Site is not within a slope hazards area. With adherence to the latest adopted version of the California Building Code, less than significant impacts are identified or anticipated, and no mitigation measures are required.

Seismically induced lateral spreading involves primary lateral movement of earth materials over underlying materials which are liquefied due to ground shaking. Merrell Engineering's updated February 19, 2020 report concludes that the Project Site's groundwater level is greater than 200 feet below the existing ground surface. According to the General Plan, the Project Site is not located within an area susceptible to liquefaction as the potential for liquefaction hazards are limited to the Mojave River floodplain and its tributary stream crossings where groundwater is shallow and loose sandy soils occur. The Mojave River is located approximately 2.5 mile north of the Project Site. Given the Project Site's distance from a liquefaction impact area, seismically induced lateral spreading is not anticipated to occur.

[9] Victorville General Plan 2030, 2008. Page S-3.
[10] Victorville General Plan 2030, 2008. Page S-1.
[11] Victorville General Plan 2030; Figure S-3 "Slope Hazard", 2008. Page S-8.

According to the 2008 General Plan EIR, subsidence from groundwater withdrawal in the Planning Area is considered unlikely. Pumping of area water wells is not expected to affect the aquifer sufficiently to cause subsidence in the area. The Victor Valley Wastewater Reclamation Authority's (VVWRA) three treatment plants and the City of Adelanto recharge water into the local aquifer. Based on the City General Plan EIR page 5.6-5[12], subsidence due to groundwater withdrawal in the Planning Area is considered unlikely. Compliance with the CBC and review of grading plans for individual projects by the City Staff would ensure no significant impacts would occur.

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

d) **Less Than Significant Impact**. Expansive (or shrink-swell) soil behavior is attributable to the water-holding capacity of clay minerals and can adversely affect the structural integrity of facilities including underground pipelines. According to the Geotechnical Investigations, a sample of the subsurface soil was tested for expansive potential and test results identified an expansion index of 0, which indicates very low expansion potential. The Final Geotechnical Investigation and recommendations are subject to approval by the City Engineer. The Proposed Project shall also adhere to 2019 California Building Code. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

e) **No Impact**. The Proposed Project will connect to the existing sewer system (eight-inch sewer line) along the east portion of the Project Site. The use of septic tanks would not occur on Project Site. No septic tanks or alternative wastewater disposal systems would be installed at the Project Site. No impacts are identified or are anticipated, and no mitigation measures are required.

f) **Less Than Significant With Mitigation Incorporated**. BCR Consulting's November 20, 2019 report includes a letter from Western Science Center documenting the results of a paleontological resources records search conducted for the Proposed Project. The letter states that the geologic units underlying the project area are mapped entirely as old alluvial deposits dating from the Pleistocene epoch. Pleistocene alluvial units are considered to be of high paleontological value, and while the Western Science Center does not have localities within the project area or within a 1-mile radius, there are numerous localities across southern California found in similarly mapped sediments. Pleistocene alluvial units are known to contain extinct megafauna remains including those associated with mastodon (*Mammut pacificus*), mammoth (*Mammuthus columbi*), saber-tooth cat (*Smilodon fatalis*), ancient horse (*Equus sp.*), camel (*Camelops hesternus*), and many more. Fossil specimen recovered from the Project Site would be considered scientifically significant. Monitoring of these excavations is recommended and sampling of the back dirt may yield additional evidence of small fragments or specimens. Therefore, to ensure potential impacts to paleontological resources are reduced to a less than significant level, the following mitigation measure shall be implemented:

[12] http://www.sbcounty.gov/uploads/lafco/proposals/3082/3082_ede_draft_eir.pdf

Mitigation Measure GEO-1:

Excavation activity associated with the development of the project area would impact paleontologically sensitive Pleistocene alluvial units and may uncover paleontological resources. The project will therefore be subjected to a paleontological monitoring program designed to meet the standards, policies, and guidelines of the San Bernardino County Museum Department of Earth Sciences for excavations that would impact older Quaternary alluvium. The program requirements would be based on the depth of older alluvium and final project design. The required monitoring program shall be submitted to the City of Victorville prior to the issuance of a permit for any ground disturbing activities, subject to review and approval by the Zoning Administrator or their designee.

VIII. Greenhouse Gas Emissions. *Would the proposal*:	*Potentially Significant Impact*	*Less Than Significant w/Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant effect on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		X		

Explanations:

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

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

Additionally, the City of Victorville contributes to a regional partnership with the San Bernardino Council of Governments (SBCOG). The San Bernardino County Regional Greenhouse Gas Reduction Plan identifies the greenhouse gas (GHG) inventories, identifies the effectiveness of California initiatives to reduce the GHG emissions, and identifies local measures that were selected by the SBCOG to reduce GHG emissions and to achieve the San Bernardino County Regional Greenhouse Gas Reduction Plan's identified GHG reduction target.

Construction and Operational Emissions

Emissions were estimated using the CalEEMod version 2020.4.0. Many gases make up the group of pollutants that contribute to global climate change. However, three gases are currently evaluated and represent the highest concertation of greenhouse gases (GHGs): Carbon dioxide (CO_2), Methane (CH_4), and Nitrous oxide (N_2O). MDAQMD provides guidance methods and/or Emission Factors that are used for evaluating a project's emissions in relation to the thresholds. A threshold of 100,000 $MTCO_2e$ per year has been adopted by MDAQMD. The modeled emissions anticipated from the Proposed Project during both construction and operational phases, are compared to the MDAQMD threshold and shown below in Table 9 and Table 10. Compliance with the San Bernardino County Regional Greenhouse Gas Reduction Plan ensures that development of new residential and commercial buildings include high energy-efficiency standards such as use of renewable energy source and management of facilities to reduce emissions due to the use of electricity and natural gas.

As shown in Tables 9 and 10, GHG emissions associated with construction and operation of the Proposed Project are not anticipated to exceed the MDAQMD's GHG emissions threshold. Therefore, the Proposed Project would not generate GHG emissions, either directly or indirectly, that may have a significant effect on the environment. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Table 9
Greenhouse Gas Construction Emissions
(Metric Tons per Year)

Source/Phase	**CO_2**	**CH_4**	**N_20**
Demolition	8.7	0.0	0.0
Site Preparation	52.0	0.0	0.0
Grading	209. 4	0.1	0.0
Building Construction	76.4	0.0	0.0
Paving	57.5	0.0	0.0
Architectural Coating	3.2	0.0	0.0
Total $MTCO_2e$	**986.5**		
MDAQMD GHG Emissions Threshold	100,000		
Significant	**No**		

Source: CalEEMod.2020.4.0 Annual Emissions

Table 10
Greenhouse Gas Operational Emissions
(Metric Tons per Year)

Source/Phase	**CO_2**	**CH_4**	**N_20**
Area	4.6	0.0	0.0
Energy	1,204.6	0.1	0.0
Mobile	8,975.0	0.5	0.6
Waste	156.7	9.3	0.0
Water	281.9	2.2	0.0
Total $MTCO_2e$	**11,082.5**		
MDAQMD GHG Emissions Threshold	100,000		
Significant	**No**		

Source: CalEEMod.2020.4.0 Annual Emissions.

b) **Less Than Significant Impact with Mitigation Incorporated**. In 2006, the California legislature passed Assembly Bill (AB) 32, the Global Warming Solutions Act of 2006. The law establishes a limit on greenhouse gas (GHG) emissions for the state of California to reduce state-wide emissions to 1990 levels by 2020. In 2016, the California Assembly and Senate expanded upon AB 32 with Senate Bill (SB) 32, which mandates a 40% reduction in GHG emissions from 1990 levels by 2030 (California Legislative Information, 2016). In January 2017, the California Air Resources Board (CARB) developed a plan (SB 32 Scoping Plan1) that charted a path towards the GHG reduction goal using all technologically feasible and cost-effective means (CARB, 2017).[13] In response to these initiatives, an informal project partnership, led by the San Bernardino Council of Governments (SBCOG), compiled a GHG emissions inventory and an evaluation of reduction measures that could be adopted by the 25 Partnership Cities of San Bernardino County, which includes the City of Victorville.

Under the San Bernardino County Regional Greenhouse Gas Reduction Plan, the City works with regional agencies to ensure greenhouse gases are reduced. The Proposed Project would not conflict with the San Bernardino County Regional Greenhouse Gas Reduction Plan adopted for the purpose of reducing the emissions of greenhouse gases, AB 32, and SB 32 with the implementation of the following mitigation measures to ensure compliance with the San Bernardino County Regional Greenhouse Gas Reduction Plan.

Mitigation Measure GHG-1

Prior to the issuance of building permits, the applicant/developer shall complete a current Greenhouse Gas Emissions Screening Table in accordance with the City's adopted version of the San Bernardino County Regional Greenhouse Gas Reduction Plan 2021, while achieving the minimum number of points necessary to comply with the City of Victorville Greenhouse Gas reductions goals.

Mitigation Measure GHG-2

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

[13] San Bernardino County Regional Greenhouse Gas Reduction Plan, March 2021. Page ES-1

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

Explanations:

a) **No Impact.** Post-construction activities of the proposed development would include standard maintenance (i.e., landscape upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) which would not require the routine transport or use of hazardous materials at the Project Site.

The Proposed Project would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. Requirements of the permit include development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The purpose of the SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of storm water associated with construction activities and 2) identify, construct, and implement storm water pollution control measures to reduce pollutants in storm water discharges from the construction site during and after construction. The SWPPP must include Best Management Practices (BMPs) to control and abate pollutants.

The NPDES also requires a Water Quality Management Plan (WQMP). A Preliminary Water Quality Management Plan (WQMP), dated May 17, 2021, was prepared for the Proposed Project by DRC Engineering and is available for review at the City. The WQMP is intended to comply with the requirements of County of San Bernardino Stormwater and Runoff Management and

Discharge Controls. Implementation of the WQMP is enforceable under the County of San Bernardino Stormwater and Runoff Management and Discharge Controls. Review and approval of the WQMP would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site.

According to the WQMP, the Proposed Project does not include uses that could pose a high threat to water quality, including groundwater quality, which cannot be treated by the proposed bioretention basin. Less than significant impacts are identified or anticipated and no mitigation measures are required.

b) **Less Than Significant Impact.** Hazardous or toxic materials transported in association with construction of the Project may include items such as oils, paints, and fuels. All materials required during construction would be kept in compliance with State and local regulations. Post-construction activities would include standard maintenance (i.e., landscape upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) Components of the Proposed Project that may involve potential impacts from hazardous materials include the gas station, and underground storage tanks (USTs). A permit to operate a UST system is required per California Code of Regulations Title 23, Division 3, Chapter 16, California Health and Safety Code Section (25280-25299.8). These regulations mandate the testing and frequent inspections of the UST facilities.

The Project Applicant would be required to prepare a Spill Contingency Plan to be filed with the County of San Bernardino Hazardous Materials Department. All operations of the fueling station and related USTs would be required to comply with all federal, state and local laws regulating the management and use of hazardous materials. With implementation of required Best Management Practices (BMPs) for material handling, and compliance with all other applicable regulations, potential impacts from the use of hazardous materials is considered less than significant and no mitigation measures are required.

c) **No Impact.** No existing or known proposed schools occur within one-quarter mile of the Project Site. The nearest school is Lomitas Elementary School, located approximately 0.40-mile northeast of the Project Site. Therefore, the Proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or known proposed school. No impacts are identified or anticipated, and no mitigation measures are required.

d) **No Impact.** According to the California Department of Toxic Substances Control EnviroStor (accessed 8/5/2021), the Project Site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.[14] Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

e) **No Impact.** The Project Site is located approximately six (6) miles north of the Hesperia Airport. The General Plan does not identify the Project Site within an airport hazard area. Therefore, implementation of the Proposed Project would not result in a safety hazard related to airport land uses for people residing or working in the area. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

f) **No Impact.** According to the City General Plan Figure S-5, Bear Valley Road is designated as an evacuation route throughout the City[15]. During construction the contractor would be required to

[14] https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=victorville Accessed August 5, 2021.
[15] City of Victorville General Plan 2030, 2008. Page S-19

maintain adequate emergency access for emergency vehicles as required by the City. Post construction activities at the site would not interfere with an adopted emergency response or evacuation plan. Site access is planned via two full-access driveways and one emergency access on 3rd Avenue, three right-in right-out driveways on Bear Valley Road, two full-access driveways, one right-in right-out driveway, and one emergency access on 2nd Avenue and would be maintained for ingress/egress at all times. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

g) **No Impact.** The Project site is vacant and is surrounded by urban uses. Therefore, the Proposed Project is not anticipated to exacerbate wildfire risks, thereby exposing project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

X. HYDROLOGY AND WATER QUALITY. *Would the proposal*:	*Potentially Significant Impact*	*Less Than Significant w/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?		X		
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
i) result in substantial erosion or siltation on- or off-site;			X	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or offsite;			X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or;			X	
iv) impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

Explanations:

a) **Less Than Significant Impact with Mitigation Incorporated.** The Proposed Project consists of commercial, retail, office, self-storage, and multi-family residential development on approximately 34.74 acres. The Proposed Project would disturb more than one acre and therefore would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activities that causes the disturbance of one acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The purpose of the SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct, and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction. The NPDES also requires a Water Quality Management Plan (WQMP). A Preliminary WQMP for the Proposed Project has been submitted for review and approval by the City of Victorville. The WQMP was prepared to meet NPDES Area Wide Stormwater Program requirements.

Mandatory compliance with the Proposed Project's WQMP as approved by the City, in addition to compliance with NPDES Permit requirements, would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. Therefore, implementation of the Proposed Project would not violate any water quality standards or waste discharge requirements with the inclusion of the following mitigation measures:

Mitigation Measure WTR-1

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

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

Mitigation Measure WTR-2

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

b) **No Impact.** The Project Site is located within the service area of Victorville Water District (VWD). As stated in the 2020 Victorville Water District Urban Water Management Plan (UWMP), VWD is located in the southwest region of San Bernardino County, California. VWD lies north of the San Bernardino Mountains in the Mojave Desert, approximately 90 miles northeast of Los Angeles. VWD provides water services to approximately 36,700 customer connections, serving a population of approximately 127,700 within its 85 square mile service area. In 2020, VWD had a total of 36,673 connections and produced 21,865 acre-feet per year (AFY) of potable water and 722 AFY of RW.[16]

According to the UWMP, during a multiple dry-year period, VWD's total water supply is projected to be 32,699 acre-feet (AF) by 2045, while the total water demand is projected to be 32,699 AF in the same year, resulting in neither surplus or deficit.[17] According to DCR Engineering Inc, the Proposed Project, which consists of commercial, retail, office, self-storage, and multi-family residential development on approximately 34.74 acres (18.67 acres use would be residential and 16.07 acres use would be commercial) is anticipated to result in a total water demand of 151 AF per year on average. The change in land use designation/zoning would not result in a significant increase in projected water demand at the Project Site which was previously approved for Office/Business Park uses. Based on the UWMP conclusions which include the City's General Plan land use data, the VWD will have sufficient water to supply the Proposed Project. As such, the Proposed Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede substantial groundwater management of the basin. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

c) **Less Than Significant Impact.**

i-iv. DRC Engineering, Inc. completed a Water Quality Management Plan (WQMP) dated May 12, 2021 and Preliminary Hydrology Report for the Proposed Project dated May 17, 2021; both are available for review at the City offices. According to the Preliminary Hydrology Report, in the existing condition, the Project Site is currently mass graded as part of the previously approved Parcel Map No. 17603 and the entire site drains northeasterly toward 2nd Avenue. The flows are picked up by a 14' wide City standard drawing D-02 catch basin at a sump in 2nd Avenue near the northeast corner. The catch basin connects to the existing double 48" corrugated steel pipes across 2nd Avenue and flowing to the east. There are two master-planned storm drain box culverts constructed to accept off-site flows and onsite flows. There is a 5'x4' reinforced concrete box (RCB) that is designed to accept the off-site flows from west of 3rd Avenue, that passes through the subject property with discharge to the north into the single-family subdivision. The second master-planned storm drain is an 8'x4' RCB culvert that is designed to accept off-site flows from south of Bear Valley Road and flows north through the subject property. The facility is designed to accept the runoff generated by the Project Site.

[16] Victorville Water District, 2020 Urban Water Management Plan. Page 1-4

[17] Victorville Water District, 2020 Urban Water Management Plan, Table 7-1: Supply and Demand Comparison. Page 7-3

As stated in the Preliminary Hydrology Report, the proposed development will be consistent with the existing condition in terms of the overall drainage pattern. The site drains to the northeast corner of the site and will use the existing City-maintained box-culvert storm drain that passes through the site from Bear Valley Road north to where is crosses 2nd Avenue. In the proposed condition, the site can break down into four distinctive drainage areas. Drainage Area A will pick up runoff from the proposed major and shops buildings, parking lots, gas station, three drive-thru fast-food restaurant, and landscaping planters. Drainage Area B will pick up runoff from the drive-thru fast-food restaurants, retail/office/medical buildings, a mediation garden, parking lots and landscaping planters. Drainage Area C will pick up runoff from the 3- story storage building and single story buildings, parking lot and landscaping planters. Drainage Area D will pick up runoff from the high-density residential area (apartments) access drives, parking stalls and landscaped areas. Each drainage area will discharge to a dual-function underground infiltration and detention basin for both stormwater treatment and hydromodification mitigation. Each basin will outlet to the existing 8'x4' concrete box culvert that passes through the site and crosses 2nd Avenue. The Preliminary Hydrology Report calculates a total130.63 cubic feet second runoff for a 100-year storm and 72.15 cubic feet per second for a 10-year storm. Therefore, the total DCV for the proposed drainage areas of approximately 96,224 cubic feet would be sufficient to capture potential runoff.

Additionally, there are no streams or rivers on, or in the vicinity of, the Project Site. With adherence to a Final WQMP approved by the City of Victorville, the Proposed Project is not anticipated to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion, siltation, or flooding on- or off-site. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

e) **No Impact.** There is no sustainable groundwater management plan in the area, although the underlying groundwater basin is adjudicated. Water supply will be provided by the Victorville Water District and that agency is a party to the adjudication and reports to the Watermaster. The Proposed Project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

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

Explanations:

a) **No Impact.** The Proposed Project consist of commercial, retail, office, self-storage, and multi-family residential development on approximately 34.74 acres. The Project includes approximately 230,632 square feet of commercial, retail, office and self-storage uses on 16.07 acres, and up to 376 multi-family residential dwelling units on 18.67 acres with a density of 20.14dwelling units per acre. Similar uses are existing adjacent to the Project Site and therefore the Proposed Project would provide uses consistent with development in this area of the City. There would be no division of an established community, but expansion of similar uses in the area. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

b) **No Impact.** The Proposed Project will require approval a General Plan Amendment (GPA) from the current General Plan land use designation of Commercial (C) to Mixed-Use (MU) land use designation for a mixed-use development, and a Change of Zone (CZ) from the current General Commercial Transitional (C-2T) zone to Planned Unit Development (PUD) zone. Surrounding land uses include residential development, commercial uses, and institutional uses (e.g. schools and hospitals). The proposed mixed-use development would be consistent with existing uses in the area and would provide for a continuation of and expansion in services to both residents and workers in the area. With approval of the GPA and CZ, the Proposed Project would be consistent with the General Pan and would not cause a significant environmental impact as all surrounding uses are designated for or developed with similar uses. There would be no anticipated impacts to adjacent developments. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

XII. MINERAL RESOURCES. *Would the proposal*:	*Potentially Significant Impact*	*Less Than Significant w/Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X

Explanations:

a,b) **No Impact**. According to City of Victorville General Plan Figure RE-1, the Project Site occurs in the MRZ-3a Zone. MRZ-3a areas are defined as containing known mineral occurrences of undetermined mineral resource significance. Further exploration work within these areas could

result in the reclassification of specific localities into MRZ-2A or MRZ-2b categories. However, the Project Site and vicinity are not designated in the General Plan for mining. Furthermore the size of the Project Site, and the existing surrounding uses would prohibit the use of the Project Site for mining of any mineral resources. Therefore, the Proposed Project would not result in a significant loss of availability of a known or locally important mineral resource or the loss mineral resources that would be of value to the region and the residents of the state. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

XIII. NOISE. *Would the proposal result in*:	*Potentially Significant Impact*	*Less Than Significant w/Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Explanations:

a) **Less Than Significant Impact.** A Noise Impact Analysis dated September 28,2021 was prepared for the Proposed Project by Urban Crossroads and is on file with the City for review. The report is summarized herein. Noise is simply defined as "unwanted sound." Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm or when it has adverse effects on health. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). A weighted decibels (dBA) approximate the subjective response of the human ear to broad frequency noise source by discriminating against very low and very high frequencies of the audible spectrum. They are adjusted to reflect only those frequencies which are audible to the human ear.

The Noise Element of Victorville General Plan identifies hospitals, convalescent homes, schools, churches and sensitive wildlife habitats as being sensitive to noise. Excessive levels of noise can damage human physical health, psychological stability, social cohesion, property values, and economic productivity. The control of noise, therefore, is an essential component in creating a safe, compatible, and productive environment.

Long-term noise level measurements taken for the analysis were positioned as close to the nearest sensitive receiver locations as possible to assess the existing ambient hourly noise levels surrounding the Project site. A description of the location of each sensitive receptor at which measurements were collected is provided below.

R1:Location R1 represents the existing noise sensitive residence at 16595 Jasmine Street, approximately 47 feet north of the Project site. R1 was placed at the private outdoor living areas

(backyard) facing the Project site. A 24-hour noise measurement was taken near this location, L1, to describe the existing ambient noise environment.

R2:Location R2 represents the Victor Elementary School District building at 12219 2nd Avenue, approximately 212 feet east of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receiver R2 was placed at the building façade. A 24-hour noise measurement was taken near this location, L2, to describe the existing ambient noise environment.

R3:Location R3 represents the Desert Valley Hospital at 16850 Bear Valley Road, approximately 115 feet east of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receiver R3 was placed at the building façade. A 24-hour noise measurement near this location, L2, is used to describe the existing ambient noise environment.

R4:Location R4 represents the 20 High Desert Funeral Chapel & Cremation at 16545 Bear Valley Road, approximately 190 feet south of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receiver R4 was placed at the building façade. A 24-hour noise measurement near this location, L3, is used to describe the existing ambient noise environment.

R5:Location R5 represents the existing noise sensitive residence at 12244 3rd Avenue, approximately 111 feet west of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receiver R5 was placed at the building façade. A 24-hour noise measurement near this location, L4, is used to describe the existing ambient noise environment.

Construction Noise

Noise generated by the Project construction equipment will include a combination of trucks, power tools, concrete mixers, and portable generators that when combined can reach high levels. Even though the site is vacant and graded, this analysis assumes that some site preparation and grading will be required as part of the Project construction.

Using the reference construction equipment noise levels and the CadnaA noise prediction model, calculations of the Project construction noise level impacts at the nearby sensitive receiver locations were completed. To assess the worst-case construction noise levels, the Project construction noise analysis relies on the highest noise level impacts when the equipment with the highest reference noise level is operating at the closest point from the edge of primary construction activity (Project Site boundary) to each receiver location. According to the noise analysis completed, the construction noise levels are expected to range from 58.6 to 75.4 dBA Leq, and the highest construction levels are expected to range from 70.6 to 75.4 dBA Leq at the nearby receiver locations.

To evaluate whether the Proposed Project will generate potentially significant short-term noise levels at nearest receiver locations, a construction-related daytime noise level threshold of 80 dBA Leq is used as a reasonable threshold to assess the daytime construction noise level impacts. The construction noise analysis shows that the nearest receiver locations will satisfy the reasonable daytime 80 dBA Leq significance threshold during construction activities. Therefore, the noise impacts due to construction noise are considered less than significant at all receiver locations.

Operational Noise

The operational noise analysis is intended to describe noise level impacts associated with the expected typical daytime and nighttime activities at the Project site. The on-site Project-related noise sources are expected to include: roof-top air conditioning units, drive-thru speakerphones, trash enclosure activity, parking lot activity, and gas station activity. The multi-family residential land use is considered a noise-sensitive receiving land use. However, the proposed multi-family residential land use will experience normally acceptable exterior noise levels of ranging from 56.8 to 64.7 dBA CNEL. For normally acceptable exterior noise levels, the Land Use Compatibility Standards indicate that the land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insultation requirements.

Table 11
Operational Noise Level Compliance

Receiver Location[1]	Project Operational Noise Levels (dBA Leq)[2]		Noise Level Standards (dBA Leq)[3]		Noise Level Standards Exceeded?[4]	
	Daytime	Nighttime	Daytime	Nighttime	Daytime	Nighttime
R1	46.6	38.3	65	55	No	No
R2	52.2	39.0	65	55	No	No
R3	52.7	48.5	65	55	No	No
R4	50.9	48.5	65	55	No	No
R5	53.7	42.4	65	55	No	No
MF1	48.2	38.1	65	55	No	No
MF2	47.5	35.1	65	55	No	No
MF3	60.5	50.2	65	55	No	No
MF4	57.3	43.6	65	55	No	No
MF5	63.8	48.8	65	55	No	No
MF6	64.9	52.7	65	55	No	No

Reference: Victorville Connection: Noise Impact Analysis

Using the reference noise levels to represent the Proposed Project operations, Urban Crossroads calculated the operational source noise levels that are expected to be generated at the Project Site and the Project-related noise level increases that would be experienced at each of the sensitive receiver locations. As shown, the daytime hourly noise levels at the off-site receiver locations are expected to range from 46.6 to 53.7 dBA Leq. The daytime hourly noise levels at the future on-site Project receiver locations are expected to range from 47.5 to 64.9 dBA Leq. The Project operational noise levels during the nighttime hours of 10:00 p.m. to 7:00 a.m. at the off-site receiver locations are expected to range from 38.3 to 48.5 dBA Leq. The nighttime hourly noise levels at the future on-site Project receiver locations are expected to range from 35.1 to 52.7 dBA Leq. The differences between the daytime and nighttime noise levels are largely related to the duration of noise activity.

To demonstrate compliance with local noise regulations, the Project-only operational noise levels are evaluated against exterior noise level thresholds based on the City of Victorville exterior noise level standards at nearby noise-sensitive receiver locations. The operational noise levels associated with the Proposed Project will satisfy the City of Victorville 65 dBA Leq daytime and 55 dBA Leq nighttime exterior noise level standards at all nearby receiver locations. Therefore, the operational noise impacts are considered less than significant at the nearby noise-sensitive receiver locations.

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

a) **Less Than Significant Impact.** Construction activity can result in varying degrees of ground-borne vibration, depending on the equipment and methods used, distance to the affected structures and soil type. Construction vibration is generally associated with pile driving and rock blasting. Other construction equipment such as air compressors, light trucks, hydraulic loaders, etc., generates little or no ground vibration. To analyze vibration impacts originating from the operation and construction of vibration-generating activities are appropriately evaluated against standards established under a City's Municipal Code, if such standards exist. However, the City does not identify specific vibration level limits. Therefore, for analysis purposes, the Caltrans *Transportation and Construction Vibration Guidance Manual*, (13 p. 38) Table 19, vibration damage were used in the noise study to assess potential temporary construction-related impacts at adjacent building locations.

The nearest noise sensitive buildings to the Project site are residential structures such a tract homes with a maximum acceptable continuous vibration threshold of 0.3 PPV (in/sec). At distances ranging from 47 to 212 feet from Project construction activities, construction vibration velocity levels are estimated to range from 0.004 to 0.035 in/sec PPV. Based on maximum acceptable continuous vibration threshold of 0.3 PPV (in/sec) for older residential buildings, the typical Project construction vibration levels will satisfy the building damage thresholds at all receiver locations. In addition, the typical construction vibration levels at the nearest sensitive receiver locations are unlikely to be sustained during the entire construction period but will occur rather only during the times that heavy construction equipment is operating adjacent to the Project site boundaries. The impacts at the site of the nearest sensitive receiver locations are unlikely to be sustained during the entire construction period but will occur rather only during the times that heavy construction equipment is operating adjacent to the Project site perimeter. Therefore, less than significant impacts are identified or anticipated and no mitigation measures are required.

c) **No Impact.** The Project Site is located outside of an airport zone. The Project Site is located approximately six (6) miles north from the nearest airport which is identified as the Hesperia Airport. Additionally, the development of the Proposed Project may cause short-term noise level increases during construction, but during operations shall not exceed the City's residential standard of noise levels up to 60 decibels (dB). Therefore, no significant impacts are identified for airport land use plan or within the vicinity of any public or private airstrip that would be affected.

XIII. POPULATION AND HOUSING. *Would the proposal*:	*Potentially Significant Impact*	*Less Than Significant w/Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Explanations:

a) **Less Than Significant Impact**. The Proposed Project includes 376 dwelling units on an approximately 18.67-acre parcel. The Proposed Project would require approval of a General Plan Amendment (GPA) from the current General Plan land use designation of Commercial (C) to Mixed-Use (MU) to allow for a mixed-use development, and a Change of Zone (CZ) from the current General Commercial Transitional (C-2T) zone to Planned Unit Development (PUD) zone. Under the existing zoning of C-2T, residential uses are not permitted. Land uses and development standards are outlined by the Planned Unit Development itself which vary with each existing and future PUD.

The General Plan states that there is approximately 3.40 persons per household in the City of Victorville. The Proposed Project would therefore generate an estimated population of approximately 1,278 persons with approval of the PUD. Buildout of the 18.67 acres under the current General Plan and zoning designations at the maximum allowable use, would result in a population increase of approximately zero as no residential is allowed in the C-2T zone.

An evaluation of potential air quality impacts related to the buildout under the current General Plan and the Proposed Project is presented in Section III Air Quality. Table 3 and Table 4 illustrate operational emissions associated with the current General Plan Land Use designations and with the Proposed Project. As shown in Table 3 and Table 4, operational impacts resulting from either development under the existing General Plan Land Use designations or the Proposed Project would not exceed MDAQMD thresholds. Consequently, the change in land use designations/zoning along with the increased population would not result in a conflict or obstruction to the implementation of the AQMP.

Sections XIII (Noise), XV (Public Services), XVI (Transportation) and XVIX (Utilities and Service Systems) provide evaluations of the of the Proposed Project's potential impacts in the areas of noise-generation, vehicular traffic and public services and utility demand impacts from the PUD which includes the residential component (population of 1,278). There would be no impacts to future residences from project-generated noise exceeding the City's standards. No impacts associated with trip generation or vehicle miles travelled would exceed thresholds; development of the site with 100% commercial would result in a greater number of trips than the PUD. It was determined that sufficient capacity exists in the existing and projected infrastructure systems to meet the demands of the Proposed Project, and that the payment of development impact fees would provide the financial means for public services to continue serving the site as developed. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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

b) **No Impact**. The Project Site currently vacant. The Proposed Project would provide 376 multi-family dwelling units and would not reduce the number of existing housing units, displace people, or necessitate the construction of replacement housing elsewhere. Therefore, no adverse impacts are identified or anticipated, and no mitigation measures are required.

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

	Potentially Significant Impact	*Less Than Significant w/Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Fire protection? (			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	

Explanations:

a) Fire protection?

Less Than Significant Impact. Fire protection services are provided to the area by the City of Victorville Fire Department. The closest fire station to the Project Site is located at 17008 Silica Drive, Victorville, approximately 0.45 mile northeast of the Project Site. The Proposed Project is required to provide a minimum of fire safety and support fire suppression activities, including type and building construction, fire sprinklers, and paved fire access. Building plans will be reviewed and approved by the City and the Fire Marshal prior to the issuance of permits. In addition to customers of the commercial uses, the Proposed Project would accommodate approximately 1,278 residents (based on 3.40 people per household) and is in an urbanized area that occurs within the existing fire service area. The Proposed Project would be expected to receive adequate fire protection services and would not result in the need for new or physically altered fire protection facilities. Developer Impact fees are collected at the time of building permit issuance. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

b) Police protection?

Less Than Significant Impact. Police protection services are provided to the City of Victorville by the San Bernardino County Sheriff's Department. The closest station to the Project Site is located at 14455 Civic Drive in the City of Victorville, which is approximately 2.7 miles to the west. The Proposed Project would generate commercial use customers and approximately 1,278 residents (3.40 people per household). According to the City General Plan EIR (2008), the Police Department requests for more officers are based on service needs and officers have been added annually for the last decade based on professional judgment to meet demands. Developer Impact fees are collected at the time of building permit issuance. Therefore, no significant adverse impacts to law enforcement are identified or anticipated, no mitigation measures are required.

c) Schools?

Less than Significant Impact. The Project Site is located within the boundary of the Victor Elementary School (VESD) and the Victor Valley Union High School Districts (VVUHSD). The VESD Quadrant Map identifies schools that would provide educational services to the project area including Galileo School of Gifted and Talented Education (GATE) (15999 Warwick St.),

Mojave Vista School of Cultural Arts (16100 Burwood Ave.), Lomitas Community of Learners (Independent Studies) (12571 1st Ave.), Endeavour School of Exploration (12403 Ridgecrest Road) and Mountain View Montessori (17000 Silica Road). The VVUHSD Boundaries Map shows that Goodwill High School (12350 Mojave Drive), Victor Valley High School (16500 Mojave Drive) and Lakeview Leadership Academy (1284 Tamarisk Road) provide educational services to the project area. Using the Student Generation Rates (SGR) provided by the VESD, the Proposed Project is anticipated to generate approximately 341 students. Using the VVUHSD SGR, the Proposed Project is anticipated to generate approximately 59 students. The Proposed Project is anticipated to generate a total of 400 students. The methodology of estimated students was calculated by multiplying the proposed 379 dwellings units by each districts Multi-Family's SGR (VESD .901 & VVUHSD.1566). Furthermore, the payment of development impact fees will ensure impacts related to school facilities are less than significant and no mitigation measures are required.

d) Parks?

Less than Significant Impact. According to the 2008 General Plan EIR, outdoor recreation resources in the City are identified as public parks, public golf courses, public access lakes, bicycle paths, pedestrian trails and linkages between recreation areas and urbanized places. As of 2008 the City maintained 409.9 acres of parkland, which includes 23 parks and golf courses. The City strives to comply with the 1975 Quimby Act for parks requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. The City's goal is to maintain a ratio of three acres of park land per 1,000 population. The Proposed Project would generate approximately 1,289 residents (3.40 people per household) and therefore result in the need for approximately three acres of parkland to meet the City's goal. The Proposed Project's residential component includes 2.81 acres of common landscaped open space areas and other private recreational/open space . Additionally, with the payment of development impact fees and, impacts to parks are less than significant and no mitigation measures are required.

e) Other public facilities?

Less Than Significant Impact. The Proposed Project population of 1,289 will increase demand for other public facilities/services, such as libraries, community recreation centers, and/or animal shelters. The Project Proponent would be required to pay the applicable development impact fees, property tax, and utility user tax to provide revenue for these facilities. As such, implementation of the Proposed Project would not adversely affect other public facilities or directly require the construction of new or modified facilities. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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

Explanations:

a,b) **Less than Significant Impact.** According to the General Plan EIR, outdoor recreation resources in the City are identified as public parks, public golf courses, public access lakes, bicycle paths, pedestrian trails and linkages between recreation areas and urbanized places. As of 2008 the City maintains 409.9 acres of parkland, which includes 23 parks and golf courses. The City strives to comply with the 1975 Quimby Act for parks requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. The City's goal is to maintain a ratio of three acres of park land per 1,000 population. The Proposed Project would generate approximately 1,289 residents (3.40 people per household) and therefore result in the need for approximately three acres of parkland to meet the City's goal. With the provision of 2.81 acres of common open space and recreational facilities for the on-site residents and with the payment of City development impact fees and, impacts to parks and recreational facilities are less than significant and no mitigation measures are required.

XVI. TRANSPORTATION. *Would the proposal result in*:	*Potentially Significant Impact*	*Less Than Significant w/Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian facilities?		X		
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3 Subdivision (b)(1)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Explanations:

a) **Less Than Significant Impact with Mitigation Incorporated.** A Traffic Impact Analysis (TIA) dated December 3, 2020 and updated Traffic Impact Analysis Memorandum dated November 9, 2021 was prepared by TJW Engineering, Inc. and are available for review at City offices. The analyses were prepared to provide an assessment of potential traffic impacts resulting from the Proposed Project. The purpose of the TIA was to evaluate the potential circulation system deficiencies that may result from the development of the Proposed Project, and to recommend improvements to achieve acceptable circulation system operational conditions. As directed by City of Victorville staff, the TIA was prepared in accordance with the City of Victorville, County of San Bernardino, and Caltrans Traffic Impact Analysis Preparation Guidelines.

Site access is planned via two full-access driveways and one emergency access on 3rd Avenue, three right-in right-out driveways on Bear Valley Road, two full-access driveways, one right-in right-out driveway, and one emergency access on 2nd Avenue.

Trips generated by the Proposed Project were estimated based on trip generation rates as provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, 2017. The Proposed Project is anticipated to generate a net total of 9,347 trips.

TJW Engineering prepared a project traffic study scoping agreement that was approved by City staff prior to the preparation of the TIA. The agreement provided an outline of the Project study area, trip generation, trip distribution, and analysis methodology. The following study area intersections were analyzed in the TIA:

Table 12
Intersection Analysis Locations

ID	Intersection Location	Jurisdiction
1	I-15 SB Ramps / Bear Valley Rd	City of Victorville
2	I-15 NB Ramps / Bear Valley Rd	City of Victorville
3	7th Ave / Bear Valley Rd	City of Victorville
4	3rd Ave / Bear Valley Rd	City of Victorville
5	2nd Ave / Bear Valley Rd	City of Victorville
6	Ridgecrest Rd / Bear Valley Rd	City of Victorville
7	Hesperia Rd / Jasmine St	City of Victorville
8	2nd Ave / Jasmine St	City of Victorville
9	2nd Ave / Silica Dr	City of Victorville
10	3rd Ave / Silica Dr	City of Victorville
11	3rd Ave / Sequoia St	City of Victorville
12	2nd Ave / Sequoia St	City of Victorville
13	3rd Ave / Project Driveway 1	City of Victorville
14	3rd Ave / Project Driveway 2	City of Victorville
15	Project Driveway 3 / Bear Valley Rd	City of Victorville
16	Project Driveway 4 / Bear Valley Rd	City of Victorville
17	Project Driveway 5 / Bear Valley Rd	City of Victorville
18	2nd Ave / Project Driveway 6	City of Victorville
19	2nd Ave / Project Driveway 7	City of Victorville
20	2nd Ave. / Project Driveway 8	City of Victorville

Specific off-site impacts and improvements required at the study area intersections have been approved by the City Traffic Engineer and will be included as mitigation measures as noted below. The Proposed Project would therefore not conflict with a program, plan, ordinance, or policy addressing the circulation system.

Mitigation Measure TRAN-1

The Applicant/Developer shall be responsible for implementing all required mitigation measures as outlined in the Traffic Impact Analysis prepared for the subject project on December 3, 2020 by TJW Engineering, inc., as approved by the City Traffic Engineer. Adherence to the subject mitigation measures shall be included in associated street improvement plans and the final map as deemed necessary by the City Engineer.

Existing Bicycle and Pedestrian Faculties

Within the study area, Class II bike lanes exist on Hesperia Road from Donert Street to Nisqualli Road and on Sequoia Street from Cottonwood Avenue to Hesperia Road.

According to the City of Victorville Non-Motorized Plan and City of Hesperia Non-Motorized Plan, bicycle facilities are planned on the following roadways within the study area:

Class I Off-Street Bicycle Path
- Jasmine Street west of Hesperia Road

Class II On-Street Bicycle Lanes
- Sequoia Avenue east of Interstate 15
- 7th Avenue south of Bear Valley Road

Class III On-Street Bicycle Share Routes
- 7th Avenue north of Bear Valley Road
- 3rd Avenue north of Bear Valley Road

The City of Victorville Non-Motorized Transportation Plan map shows a Class III Bicycle Path on 3rd Avenue along the western frontage of the Project Site and a Class II Bicycle Path is located along Bear Valley Road along the southern frontage of the Project Site.

Existing Public Transit Services

The City of Victorville is served by the Victor Valley Transit Authority (VVTA) which provides bus service throughout the Victor Valley region. The nearest transit service is VVTA Route 53 and Route 55, with stops at the intersections of Bear Valley Rd/2nd Ave and Jasmine St/2nd Ave. Route 53 runs between Victor Valley Mall and Victor Valley College primarily via Bear Valley Road. Route 55 runs between Victorville Transfer Center and Victor Valley College primarily via Arrowhead Drive and Bear Valley Road.

According to the Victor Valley Transit Interactive Map, Route 53: "Victor Valley Mall- Victor Valley College" runs along Bear Valley Road and 2nd Avenue. The nearest stop is located on 2nd Avenue east of Project Site.[18]

The Proposed Project design features will be reviewed and approved during the City's Site Plan review process to ensure that the project would not impede existing bicycle paths and transit. Therefore, no significant adverse impacts to are identified or are anticipated, and no mitigation measures are required.

b) **Less Than Significant Impact.** The VMT analysis utilized the San Bernardino County Traffic Analysis Model (SBTAM). The SBTAM model was utilized to develop the project VMT per service population to be compared to the City's General Plan Buildout scenario VMT per service population to identify project impacts. The City's General Plan Buildout scenario VMT per service population data was obtained from the online San Bernardino County Transportation Authority (SBCTA) screening tool. The project VMT per service population was estimated using SBTAM model runs. The SBTAM socioeconomic database for the City's General Plan Buildout (2040) scenario were updated with the project land uses to calculate project VMT. The project TAZ was utilized to calculate project specific VMT per service population. Model runs were conducted for this updated model after incorporating the project land uses. Since the project is a mixed land use type, Origin/Destination (OD) methods were used as recommended in the City guidelines. Project-generated VMT was extracted from these SBTAM model runs using the origin-destination trip matrix and by multiplying the matrix by the final assignment skims. The City's General Plan Buildout scenario and SBTAM model run's (as outlined above) VMT per service population are summarized below. As shown in Table 13 below, the project's VMT per service population is 10.2 percent lower than the City's General Plan Buildout scenario VMT per service population. Therefore, based on the City guidelines, the project will not have significant VMT impacts.

[18] Victor Valley Transit Interactive Map. https://vvta.org/interactive-map/ Accessed January 3, 2022.

Table 13
General Plan Buildout (2040) VMT Per Service Population

Scenario	City of Victorville	Project	Difference	Percentage Difference
General Plan Buildout	36.2	32.5	(3.7)	(10.2%)

Therefore, based on the City guidelines, the project will not have significant VMT impacts. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

c) **Less Than Significant Impact**. The Proposed Project would not create substantial hazards due to a site design feature or incompatible use. Site access is planned via two full-access driveways and one emergency access on 3rd Avenue, three right-in right-out driveways on Bear Valley Road, two full-access driveways, one right-in right-out driveway, and one emergency access on 2nd Avenue (refer to Figure 1). Development of the driveways as proposed is not anticipated to result in significant hazards. Discretionary actions for the Proposed Project by the City of Victorville includes approval of the project design. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

d) **Less Than Significant Impact.** The Proposed Project design features will be reviewed and approved during the City's Site Plan review process to ensure that the project would not impede emergency access throughout the residential developments in the area. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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

Explanations:

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

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

The City of Victorville, as Lead Agency, is responsible for AB-52 and SB-18 consultation, as applicable. The City sent letters in compliance with AB52 to the following tribal representatives the week of December 13, 2021.

- Cabazon Band of Mission Indians
- Morongo Band of Mission Indians
- San Manuel Band of Mission Indians
- Twenty-Nine Palms Band of Mission Indians

The City received one response from the San Manuel Band of Mission Indians received one comment from the San Manuel Band of Mission Indians seeking inclusion of specific mitigation measures which have been incorporated herein (see Mitigation Measures TCR-1 and TCR-2).

Mitigation Measures

Mitigation Measure TCR-1

The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) and any other noticed tribes for review and comment shall be contacted, as detailed in CR-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 other noticed tribes for review and comment, 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 other noticed tribes for review and comment for the remainder of the project, should SMBMI and any other noticed tribes for review and comment elect to place a monitor on-site.

Mitigation Measure TCR-2

Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI and any other noticed tribes for review and comment. The Lead Agency and/or applicant shall, in good faith, consult

with SMBMI and any other noticed tribes for review and comment throughout the life of the project.

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

Explanations:

a) **Less Than Significant Impact.** VWD provides water services to approximately 36,700 customer connections, serving a population of approximately 127,700 within its 85 square mile service area. In 2020, VWD had a total of 36,673 connections and produced 21,865 acre-feet per year (AFY) of potable water and 722 AFY of RW.[19] The Proposed Project is estimated to require 150 acre-feet/year which is less than 0.5 percent of VVWD's 2020 domestic water production. Therefore, no new water facilities would be required to serve the Proposed Project.

The Proposed Project is within the Victor Valley Wastewater Reclamation Authority (VVWRA) service area. According to the 2019 Victorville Sewer System Management Plan, the City owns approximately 437 miles of gravity sewers and 1.1 miles of force mains. There are two treatment plants that the City discharges its wastewater to: the VVWRA regional wastewater treatment plant; and the City of Victorville's Industrial Wastewater Treatment Plant (IWWTP). Approximately 80% of sewer flows are conveyed to the VVWRA regional wastewater treatment plant. The remaining 20% of the collected sewer flows are discharged to the City-owned IWWTP. The Master Plans for sewer and wastewater treatment plants are based on development demands provided for in the General Plans of jurisdictions served. Based on a return flow of 60% of water demands, the Proposed Project is estimated to generate approximately 0.5 MGD of wastewater. In 2020, the VVWRA wastewater plant had a capacity of 18 MGD with treated effluent flows to the Mojave River capped at 14 MGD[20]

[19] Victorville Water District, 2020 Urban Water Management Plan. Page 1-4

[20] Lahontan RWQCB May 7-7, 2020 Board Meeting Agenda Item 7

With a minimum 4 MGD remaining permitted (not design) capacity, it is estimated that sufficient capacity remains at the treatment plant to serve the Proposed Project and no new facilities would be required.

As stated in Section X above, the site drains to the northeast corner of the site and will use the existing City-maintained box-culvert storm drain that passes through the site from Bear Valley Road north to where is crosses 2nd Avenue. In the proposed condition, the site can break down into four distinctive drainage areas. Drainage Area A will pick up runoff from the proposed major and shops buildings, parking lots, gas station, three drive-thru fast-food restaurant, and landscaping planters. Drainage Area B will pick up runoff from the drive-thru fast-food restaurants, retail/office/medical buildings, a mediation garden, parking lots and landscaping planters. Drainage Area C will pick up runoff from the 3- story storage building and single-story buildings, parking lot and landscaping planters. Drainage Area D will pick up runoff from the high-density residential area (apartments) access drives, parking stalls and landscaped areas. Each drainage area will discharge to a dual-function underground infiltration and detention basin for both stormwater treatment and hydromodification mitigation. Each basin will outlet to the existing 8'x4' concrete box culvert that passes through the site and crosses 2nd Avenue. The Preliminary Hydrology Report calculates a total 130.63 cubic feet second runoff for a 100-year storm and 72.15 cubic feet per second for a 10-year storm. Therefore, the total DCV for the proposed drainage areas of approximately 96,224 cubic feet would be sufficient to capture potential runoff and not impact the existing off-site drainage system.

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

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

b) **No Impact.** According to the UWMP, during a multiple dry-year period, VWD's total water supply is projected to be 32,699 acre-feet (AF) by 2045, while the total water demand is projected to be 32,699 AF in the same year, resulting in neither surplus or deficit.[21] According to DCR Engineering Inc, the Proposed Project consists of commercial, retail, office, self-storage, and multi-family residential development on approximately 34.74 acres, which 18.67 acres use would be residential and 16.07 acres use would be commercial and therefore anticipated to result in a total water demand of 151 AF per year on average. As such, the Proposed Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede substantial groundwater management of the basin. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

[21] Victorville Water District, 2020 Urban Water Management Plan, Table 7-1: Supply and Demand Comparison. Page 7-3

c) **No Impact.** Refer to a) above. No significant adverse impacts to wastewater service capacity are identified or anticipated, and no mitigation measures are required.

d,e) **Less Than Significant Impact**. According to the General Plan, the City of Victorville disposes sanitary waste at the Victorville Sanitary Landfill, which is operated by the Solid Waste Management Division of the San Bernardino County Public Works Department in accordance with a Waste Disposal Agreement between the City and the County. The Victorville Sanitary Landfill currently operates on 67 acres of a total 491-acre property with a permitted capacity to accept 3,000 tons per day of refuse.

According to the CalRecycle's estimated solid waste generation rate, the commercial development portion of the project would generate approximately 0.5 tons of solid waste per day or approximately 1,080.5 pounds per day based on 13 pounds per 1,000 square-feet per day. The residential portion of the Proposed Project is anticipated to generated approximately 1.6 tons per day or 3,234 pounds per day based on 8.6 pounds per dwelling unit per day. In total, the Proposed Project is anticipated to generate approximately 2.1 tons per day.[22] The total anticipated solid waste would account for approximately 0.06 percent of the permitted 3,000 tons per day of refuse that can be accepted at the Victorville Sanitary Landfill.

The purpose of California Assembly Bill 341 is to reduce greenhouse gas emissions by diverting commercial solid waste from landfills by recycling. It mandates businesses and public entities generating 4-cubic yards or more of trash to establish and maintain recycling services. All new construction projects are required to submit a Construction and Demolition Solid Waste Management Plan to the City.

As part of the plan, projects are required to estimate the amount of tonnage to be disposed and diverted during construction. Additionally, projects must provide the amount of waste that will be diverted and disposed of. Disposal/diversion receipts or certifications are required as a part of that summary. Additionally, the Proposed Project would comply with all federal, state, and local statutes and regulations related to solid waste, including the Solid Waste Reuse and Recycling Access Act of 1991. The Act requires that adequate areas be provided for collecting and loading recyclable materials such as paper products, glass, and other recyclables. Therefore, it is anticipated that the project will have a less than significant impact from solid waste resources.

[22] CalRcycle, Solid Waste Generation Rates. https://www2.calrecycle.ca.gov/wastecharacterization/general/rates Accessed January 3, 2022.

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

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

a) **No Impact.** According to the City General Plan Figure S-5, Bear Valley Road is designated as an evacuation route throughout the City[23]. During construction and long-term operation, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the City of Victorville fire and police. The Proposed Project would not impair an adopted emergency response plan or emergency evacuation plan. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

b) **Less Than Significant Impact.** The General Plan identifies natural hazards, which include seismically induced surface rupture, ground shaking, ground failure, and liquefaction, along with slope instability leading to mudslides and landslides, subsidence, flooding, and wildland fires. The Project Site is surrounded by urban development. The site terrain is sloping primarily from the Southwest and Southeast corners with a maximum difference in elevation of approximately twenty-five (25) feet. Therefore, the Proposed Project is not anticipated to exacerbate wildfire risks, thereby exposing project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Therefore, no significant impacts are identified or are anticipated, and no mitigation measures are required.

c) **Less Than Significant Impact.** Site access is planned via two full-access driveways and one emergency access on 3rd Avenue, three right-in right-out driveways on Bear Valley Road, two full-access driveways, one right-in right-out driveway, and one emergency access on 2nd Avenue will serve as the full access points for ingress and egress to the Proposed Project. The Proposed off-site improvements include installation of curb, gutter, and sidewalk improvements along the Project Site eastern western and southern frontages. As stated in Section XIX(a), the Proposed Project will connect to existing utilities and service system infrastructure. Therefore, the Proposed Project is not anticipated to require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary ongoing impacts to the environment. No

[23] City of Victorville General Plan 2030, 2008. Page S-19

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

d) **Less Than Significant Impact.** The site terrain is sloping primarily from the Southwest and Southeast corners with a maximum difference in elevation of approximately twenty-five (25) feet. As shown on Figure S-2: Flood Hazards Map of the of the General Plan, the Proposed Project is within Zone X. Areas within Zone X are subject to flooding in the event of a 500-year flood, areas subject to a 100-year flood with average floodwater depths anticipated to be less than one foot or with drainage areas less than one square mile, and areas protected by levees from the 100- year flood. Therefore, the Proposed Project is not anticipated to expose people or structures to a significant risk of loss, injury or death involving flooding as no flood hazards traverse the project area, nor is the Project Site subject to inundation by downstream flooding or landslides.

The Proposed Project consist of four drainage areas. Drainage Area A will pick up runoff from the proposed major and shops buildings, parking lots, gas station, three drive-thru fast-food restaurant, and landscaping planters. Drainage Area B will pick up runoff from the drive-thru fast-food restaurants, retail/office/medical buildings, a mediation garden, parking lots and landscaping planters. Drainage Area C will pick up runoff from the 3- story storage building and single-story buildings, parking lot and landscaping planters. Drainage Area D will pick up runoff from the high-density residential area (apartments) access drives, parking stalls and landscaped areas. Each drainage area will discharge to a dual-function underground infiltration and detention basin for both stormwater treatment and hydromodification mitigation. Each basin will outlet to the existing 8'x4' concrete box culvert that passes through the site and crosses 2nd Avenue. The Preliminary Hydrology Report calculates a total 130.63 cubic feet second runoff for a 100-year storm and 72.15 cubic feet per second for a 10-year storm. Therefore, the total DCV for the proposed drainage areas of approximately 96,224cubic feet would be sufficient to capture potential runoff.

Therefore, the Proposed Project will not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, no significant impacts are identified or anticipated and no mitigation measures are required.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE.

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

Explanations:

a) **Less Than Significant Impact**. A Habitat Assessment dated November 19, 2021 was completed by ELMT Consulting. A literature review and records search were conducted to determine which special-status biological resources have the potential to occur on or within the general vicinity of the Project Site. Based on the literature review and field survey, and existing site conditions discussed in this report, implementation of the project will have no significant impacts on federally or State listed species known to occur in the general vicinity of the Project Site. However, to ensure potential impacts to this species are reduced to a less than significant level, Proposed Project shall adhere to Mitigation Measure BIO-1.

BCR Consulting LLC. (BCR Consulting) prepared a Cultural Resources Assessment for the Proposed Project dated November 20, 2019. An archaeological field survey of the Project Site was conducted on September 27, 2019. During the field survey, BCR Consulting archaeologists did not identify any cultural resources within the Project Site boundaries. Excavations and grading for previous (abandoned) construction project have disturbed the entire project. Based on negative findings during the field survey combined with the high level of disturbance, development of the proposed project is not anticipated to result in significant impacts to archaeological or historical resources, and no further investigations or monitoring are recommended. There is no evidence that human remains will be identified within the project area, but the presence cannot be completely ruled out. Although BRC Consulting did not indicate the Project Site as sensitive for cultural resources, significant impacts could occur during site earthmoving activities, and as well as input from the SMBMI, Mitigation Measures CR-1 and CR-2 are recommended to reduce impacts to a less than significant level.

Implementation of Mitigation Measures BIO-1, and CR-1 to CR-2, as provided in this Initial Study, would ensure impacts to biological and cultural resources are less than significant. Therefore, no

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

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

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

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

As shown herein, both summer and winter season operational air quality emissions are below MDAQMD thresholds. Therefore, the Proposed Project is not anticipated to violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation. However, to ensure potential impacts related to construction emissions are reduced to a less than significant level, mitigation measures AQ-1 through AQ-7 shall be implemented. Additionally, development of the Proposed Project will be conditioned to comply with current SCAQMD rules and regulations to minimize impacts to air quality.

The modeled greenhouse gas emissions anticipated from the Proposed Project during both construction and operational phases, were compared to the MDAQMD threshold and shown herein in Table 9 and Table 10. Compliance with the San Bernardino County Regional Greenhouse Gas Reduction Plan as required by mitigation measures GHG-1 & GHG-2 ensures that development of new residential and commercial buildings include high energy-efficiency standards such as use of renewable energy source and management of facilities to reduce emissions due to the use of electricity and natural gas. Therefore, cumulative impacts are not anticipated.

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

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

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