

Initial Study Mojave Industrial Park Project

Prepared for:

City of Victorville

14343 Civic Drive

Victorville, California 92392

Contact: Travis Clark, Senior Planner

Prepared by:

DUDEK

4900 California Ave Suite 210-B

Bakersfield, California 93309

Contact: Ronelle Candia, Senior Project Manager

NOVEMBER 2023

Table of Contents

<u>SECTION</u>	<u>PAGE NO.</u>
ACRONYMS AND ABBREVIATIONS	III
1 INTRODUCTION	1
1.1 Project Overview	1
1.2 California Environmental Quality Act Compliance	1
1.3 Availability of the Notice of Preparation and Initial Study	1
2 PROJECT DESCRIPTION	3
2.1 Project Location	3
2.2 Environmental Setting	3
2.3 Project Characteristics	4
2.4 Project Approvals	5
3 INITIAL STUDY CHECKLIST	7
3.1 Aesthetics	12
3.2 Agriculture and Forestry Resources	13
3.3 Air Quality	15
3.4 Biological Resources	16
3.5 Cultural Resources	18
3.6 Energy	19
3.7 Geology and Soils	20
3.8 Greenhouse Gas Emissions	23
3.9 Hazards and Hazardous Materials	24
3.10 Hydrology and Water Quality	27
3.11 Land Use and Planning	29
3.12 Mineral Resources	30
3.13 Noise	30
3.14 Population and Housing	31
3.15 Public Services	33
3.16 Recreation	35
3.17 Transportation	36
3.18 Tribal Cultural Resources	37
3.19 Utilities and Service Systems	38
3.20 Wildfire	39
3.21 Mandatory Findings of Significance	41
4 REFERENCES AND PREPARERS	43
4.1 References Cited	43
4.2 List of Preparers	44

FIGURES

1	Project Location	45
2	Aerial Photograph.....	47
3	Conceptual Site Plan.....	49
4	Existing Land Use Designations	51
5	Existing Zoning Designations	53
6	Proposed Zoning Designations	55

Acronyms and Abbreviations

Acronym/Abbreviation	Definition
APN	Assessor's Parcel Number
CEQA	California Environmental Quality Act
City	City of Victorville
EIR	Environmental Impact Report
FHSZ	Fire Hazard Severity Zone

INTENTIONALLY LEFT BLANK

1 Introduction

1.1 Project Overview

Mojave 80 Grey, LLC (Project Applicant) is submitting an application to the City of Victorville (City) for the development of the Mojave Industrial Park Project (Project) [see Figure 1, Project Location]. The Project site consists of three parcels: Assessor's Parcel Numbers (APNs) 3128-631-02, 3128-631-03, and 3128-631-04 (see Figure 2, Aerial Photograph). The Project involves the construction and operation of an approximately 1,351,400 square-foot industrial/warehouse facility on an approximately 81.1-acre (gross acres) site, which consists of three parcels located north of Mojave Drive and east of Onyx Road in Victorville, California. Building 1, the southeast building, would be approximately 100,300 square feet, Building 2, the southwest building, would be approximately 91,100 square feet, and Building 3, the northern building, would be approximately 1,160,000 square feet. The Project would include passenger vehicle parking spaces, trailer parking spaces, tractor-trailer loading docks, and other associated site improvements such as landscaping, sidewalks, and internal driveways (see Figure 3, Conceptual Site Plan).

The Project site currently has a General Plan Land Use designation of Light Industrial (LI) and zoning of Light Industrial Transitional (M-1 T) and General Commercial (C-2) [see Figure 4, Existing Land Use and Figure 5, Existing Zoning]. Per section 16-3.070-010 of the Victorville Code of Ordinances, warehouse/storage facilities are a permitted use in a M-1 zone and not permitted in a C-2 Zone. As such, a change in zoning from C-2 to M-1 would be required for Project implementation (see Figure 6, Proposed Zoning).

1.2 California Environmental Quality Act Compliance

The California Environmental Quality Act (CEQA) serves as the main framework of environmental law and policy in California. CEQA emphasizes the need for public disclosure and identifying and preventing environmental damage associated with proposed projects. Unless a project is deemed categorically or statutorily exempt, CEQA is applicable to any project that must be approved by a public agency in order to be processed and established. The proposed Project considered herein does not fall under any of the statutory or categorical exemptions listed in the 2018 CEQA Statute and Guidelines (California Public Resources Code, Section 21000 et seq.; 14 CCR 15000 et seq.); therefore, it must meet CEQA requirements.

The intent of this document is to provide an overview and analysis of the environmental impacts associated with the proposed Project by the City, acting as the lead agency. The document is accessible to the public, in accordance with CEQA, in order to receive feedback on the Project's potential impacts, as well as the scope of the Project's environmental impact report (EIR) (14 CCR Section 15121[a]).

1.3 Availability of the Notice of Preparation and Initial Study

The Initial Study/Notice of Preparation for the Project is being distributed directly to agencies, organizations, and interested groups and persons during the scoping period. The Initial Study/Notice of Preparation is also available for review at the City of Victorville, Development Department, 14343 Civic Drive, Victorville, California 92392.

INTENTIONALLY LEFT BLANK

2 Project Description

2.1 Project Location

The approximately 81.1-acre (gross) Project site is located in the western part of the City, which is within the Victor Valley region of San Bernardino County (Figure 1, Project Location). The Project site is located north of Mojave Drive, east of Onyx Road, west of Topaz Road, and south of Cactus Road/Tawney Ridge Lane, approximately one-mile east of Highway 395, northwest of Interstate 15 (I-15), and north of State Route (SR) 18. The Project site consists of three parcels: Assessor's Parcel Numbers (APNs) 3128-631-02, 3128-631-03, and 3128-631-04 (see Figure 2, Aerial Photograph). Regional access to the Project site is provided via Highway 395, approximately one mile west of the Project site. Local access to the Project is provided via Mojave Drive and Onyx Road.

2.2 Environmental Setting

City of Victorville

The City is approximately 74 square miles in the Victor Valley region of San Bernardino County. The City is located within the Mojave Desert, which is a region containing desert plains, dry lakebeds, and scattered mountains. The City is an urban community with a broad mix of land uses, including housing, commercial, office, industrial, and public-serving uses. The City primarily consists of residential land uses. Commercial and Industrial uses are generally located in the central portion of the City.

The City is bordered by the City of Hesperia to the south, the Town of Apple Valley to the east, unincorporated San Bernardino County land to the north, and the City of Adelanto to the west. Three highways provide direct access to the City: I-15 runs north-south through the central portion of the City, U.S. Highway 395 connects to I-15 on the west side, and State Route 18 passes through the eastern portion of the City.

Existing Project Site

The Project site is currently vacant undeveloped property. The Project site currently has a General Plan designation of Light Industrial (LI) and zoning of General Commercial (C-2) and Light Industrial Transitional (M-1 T) (see Figure 4, Existing Land Use Designations, and Figure 5, Existing Zoning).

Surrounding Land Uses

Land uses immediately surrounding the Project site primarily consist of vacant undeveloped property to the north by Cactus Road/Tawney Ridge Lane, west by vacant land and Onyx Road, east by Topaz Road and by single family homes south of Mojave Drive (see Figure 2, Aerial Photograph). Approximately 0.25 miles northeast of the project site is the Melva Davis Academy of Excellence. Specific land uses located in the immediate vicinity of the Project site include the following:

- **North:** Cactus Road and vacant land
- **East:** Topaz Road, vacant land, and single-family homes,
- **South:** Mojave Drive, vacant land, and single-family homes
- **West:** Onyx Road, and vacant land

2.3 Project Characteristics

The Project would include construction of three industrial/warehouse buildings and associated improvements on approximately 81.1 acres of vacant land (see Figure 3, Conceptual Site Plan). The Project would provide a total of 1,351,400 square feet of industrial/warehouse space. Building 1, the southeast building, would be approximately 100,300 square feet, Building 2, the southwest building, would be approximately 91,100 square feet, Building 3, the northern building, would be approximately 1,160,000 square feet. Project would also include associated improvements, such as loading docks, trailer parking stalls, passenger vehicle parking spaces, stormwater detention basins, and landscape area.

Buildings 1 would have a maximum building height of 46 feet, measured from the finished floor to the top of building parapets, Building 2 would have a maximum building height of 43 feet, and Building 3 would have a maximum building height of 52 feet. Building 1 would have a maximum coverage of 37.06%, Building 2 would have a maximum coverage of 36.62%, and Building 3 would have a maximum coverage of 43.62%.

Site Access, Circulation, and Parking

Access to the Project site would be provided by U.S. Highway 395, off Mojave Drive, and Cactus Road/Tawney Ridge Lane. Off-site roadway, traffic signage/signal, and sidewalk improvements would be developed to provide access to these roadways. Proposed street improvements include the following:

- Widen Mojave Drive from east of Topaz Road to west of Onyx Road (+/-34 feet widening along +/-1,900 feet)
- Extend east half of Onyx Road from Mojave Drive to Cactus (+/-50 feet wide along +/-2650 feet)
- Extend west half of Topaz Road from Mojave Drive to Cactus (+/-70 feet wide along +/-2650 feet)
- Extend south half of Cactus Road from Topaz to Onyx (+/-70 feet along +/-1350 feet)
- Extend two lane road along Cactus from Onyx to east of Highway 395 (+/-40 feet wide along +/-3550 feet)

Utility Improvements

Given the vacant, undeveloped nature of the Project site, both wet and dry utilities, including domestic water, sanitary sewer, and electricity, would need to be extended onto the Project site. Proposed Utility improvements include the following:

Water Improvements (anticipate 5 foot wide trench, 48" depth of bury):

- Mojave Drive from Diamond Rd to Onyx Road (+/-2680 feet)
- Onyx Road from Mojave Dr to Cactus Road (+/-2650 feet)
- Cactus Road from Onyx Road to Topaz Road (+/-1285 feet)
- Topaz Road from Mojave Drive to Cactus Road (+/-2650 feet)

Storm Drain Improvements (anticipate 20 foot wide disturbance, 8 to 15 feet deep):

- Mojave Drive from east of Topaz Road to west of Onyx Road (+/-2750 feet)
- Cactus Road from Diamond Road to Onyx Road (+/-2750 feet)
- Onyx Road from Cactus Road to north of Mojave Drive (+/-2500 feet)
- Topaz Road from Cactus Road to north of Mojave Drive (+/-2500 feet)

Sewer Improvements (anticipate 20 foot wide disturbance, 8 to 20 feet deep):

- Cactus Road from east of Diamond Road to Onyx Road (+/-3900 feet)
- Topaz Road from Cactus Road to south of Mojave Drive (+/-2500 feet)

Stormwater would be managed on site by the off-site stormwater system to capture and treat on-site stormwater.

Operations

All business operations would be conducted within the enclosed buildings, with the exception of the ingressing and egressing of trucks and passenger vehicles accessing the Project site, passenger and truck parking, the loading and unloading of trailers within designated truck courts/loading areas, and the internal and external movement of materials around the Project site. It is anticipated that the facilities would be operated 24 hours a day, 7 days a week.

Construction, Phasing, and Schedule

Construction was assumed to commence in October 2024 and last approximately 12 months. On-site facility development and off-site improvements were accounted for within this schedule. The analysis contained herein is based on the following assumptions (duration of phases is approximate):

- Site preparation: October 2024
- Mass grading: October 2024 – November 2024
- Building construction: November 2024 - August 2025
- Paving: August 2025 - September 2025
- Architectural Coating: September 2025 – October 2025

Construction activities would include site preparation (e.g., vegetation clearing, grubbing, tree removal, discing), grading, building construction, paving, and architectural coating. Based on preliminary design plans, it is anticipated a total of 14,546 CY of material will be exported from the site.

General Plan Land Use Designation, Specific Plan Land Use Designation, and Zone Designation

The Project site's existing General Land Use Designation is Light Industrial (LI) and the existing Zoning Classification is General Commercial (C-2) and Light Industrial Transitional (M-1 T). Implementation of the Project would require a change in the zone classification in order to be consistent with the General Plan.

2.4 Project Approvals

As part of the Project, the Project Applicant is requesting approval of the following entitlements:

- Zone Change Classification to change the Project site's zoning designation from Light Industrial Transitional (M-1 T) and General Commercial (C-2) to Light Industrial (M-1).
- Height Variance in order to approve the height of Building 3 to be greater than 50' and 10' high screening fence.

- Site Plan Review in order to approve the construction and operation of an approximately 1,351,400 square-foot industrial/warehouse facility along with associated infrastructure and roadway improvements.
- A Development Agreement may be requested to provide sufficient time for the development of the Project by locking in development standards and extending applicable vesting periods for the Project's entitlements.
- Subsequent non-discretionary approvals (which would require separate processing through the City) would include, but may not be limited to, grading permits, building permits, and occupancy permits.

3 Initial Study Checklist

1. Project title:

Mojave Industrial Park Project

2. Lead agency name and address:

City of Victorville, Development Department
14343 Civic Drive
Victorville, California 92392

3. Contact person and phone number:

Contact: Travis Clark, Senior Planner
City of Victorville Development Department
Phone: 760.955.5135
Email: TClark@victorvilleca.gov

4. Project location:

The approximately 81.1-acre Project site is located in the western part of the City, which is within the Victor Valley region of San Bernardino County. The Project site is located south of Cactus Road/Tawney Ridge Lane, north of Mojave Drive, east of Onyx Road, and west of Topaz Road. The Project site consists of three parcels: Assessor's Parcel Numbers (APNs) 3128-631-02, 3128-631-03, and 3128-631-04. Regional access to the Project site is provided via U.S. Highway 395.

5. Project sponsor's name and address:

Mojave 80 Gray LLC
3 Corporate Plaza, Suite 230
Newport Beach, California 92660

6. General Plan Designation:

Existing: Light Industrial

7. Zoning:

Existing: Light Industrial Transitional (M-1 T) and General Commercial (C-2)

Proposed: Light Industrial Transitional (M-1 T)

8. Description of project:

The Project would include construction of three industrial/warehouse buildings and associated improvements on approximately 81.1 acres of vacant land (see Figure 3, Conceptual Site Plan). The Project would provide 1,351,400 square feet of industrial/warehouse space, Building 1, the southeast

building, would be approximately 100,300 square feet, Building 2, the southwest building, would be approximately 91,100 square feet, Building 3, the northern building, would be approximately 1,160,000 square feet. In addition, the Project would include passenger vehicle parking spaces, trailer parking spaces, tractor-trailer loading docks, and other associated site improvements such as landscaping, sidewalks, and internal driveways.

See Section 2, Project Description, for further Project details.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

Land uses surrounding the Project site primarily consist of vacant land, Specific land uses located in the immediate vicinity of the Project site include the following:

- **North:** Vacant land within the City of Adelanto, Cactus Road/Tawney Ridge Lane
- **East:** Vacant land, single-family residential uses, and Topaz Road
- **South:** Vacant land, Mojave Drive, single-family residential
- **West:** Vacant land, Onyx Road

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

No discretionary approvals from other outside agencies are anticipated at this time.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

In accordance with California Assembly Bill 52 requirements, the City will initiate Tribal consultation, the results of which will be summarized in the Draft EIR.

Environmental Factors Potentially Affected

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

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

Determination:

On the basis of this initial evaluation:

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

Signature

Date

Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a 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 should be 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 must 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. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (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 must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used 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 the 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. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. 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

3.1 Aesthetics

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the Project:				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) *Would the Project have a substantial adverse effect on a scenic vista?*
- b) *Would the Project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*
- c) *In non-urbanized areas, would the Project 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?*
- d) *Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Potentially Significant Impact a) – d). The Project would include construction of industrial/warehouse space and associated improvements on currently undeveloped, vacant land. In total, the Project would provide approximately 1,351,400 square feet of industrial/warehouse space and associated improvements, including loading docks, tractor-trailer stalls, office space, passenger vehicle parking spaces, and landscape areas. As such, the Project would result in an increase in on-site development intensity, and there is a potential for the Project to affect public views of scenic vistas or otherwise alter the existing visual character or quality of public views, despite the fact that the Project must be designed and constructed in accordance with the design

standards set forth in the City’s Building Code. In addition, implementation of the Project would include the installation of new nighttime lighting, which could potentially adversely affect nighttime views in the area, including drivers on U.S. Highway 395. Such lighting would include lighting for on-site parking and facilities and light generated by vehicles entering and exiting the Project site. Therefore, impacts are potentially significant, and these issues will be analyzed in the EIR.

3.2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 forest land, 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 Project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) ***Would the Project 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?***

No Impact. According to the California Department of Conservation's California Important Farmland Finder, the Project site contains grazing land (DOC 2022a). Grazing land is described as land on which the existing vegetation is suited to the grazing of livestock. Grazing land does not include land designated or previously designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (collectively "Important Farmland"). In addition, land surrounding the site is designated as "Grazing Land" and "Urban and Built-Up Land" (DOC 2022a). Therefore, no impacts would occur, and no further analysis is proposed for the Draft EIR.

- b) ***Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?***

No Impact. As previously discussed, the Project site and surrounding area are not zoned for agricultural uses. As such, implementation of the Project would not conflict with existing zoning for agricultural use or land under a Williamson Act contract. Therefore, no impacts would occur, and no further analysis is proposed for the EIR.

- c) ***Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?***

No Impact. According to the City's Zoning Map, the Project site is not located on or adjacent to forestland, timberland, or timberland zoned timberland production (City of Victorville 2008). Therefore, no impacts would occur, and no further analysis is proposed for the EIR.

- d) ***Would the Project result in the loss of forest land or conversion of forest land to non-forest use?***

No Impact. As previously discussed, the Project site is not located on or adjacent to forestland. No private timberlands or public lands with forests are located in the City. Therefore, no impact would occur, and no further analysis is proposed for the EIR.

- e) ***Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?***

No Impact. The Project site is not located on or adjacent to any parcels identified as Important Farmland or forestland (DOC 2022a). In addition, the Project would not involve changes to the existing environment that would result in the indirect conversion of Important Farmland or forestland located away from the Project site. Therefore, no impacts would occur, and no further analysis is proposed for the EIR.

3.3 Air Quality

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the Project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Potentially Significant Impact. Project construction and operations would involve activities that would generate both short-term and long-term criteria pollutant and other emissions. Further air quality analysis is required to determine whether the Project could potentially result in any adverse effects related to air quality. These issues will be analyzed in the EIR.

3.4 Biological Resources

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

- a) *Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
- b) *Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
- c) *Would the Project 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?*
- d) *Would the Project 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?*
- e) *Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*
- f) *Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

Potentially Significant Impact. The Project site consists of three parcels totaling approximately 81.1 acres within the City. Implementation of the Project would result in construction and operational activities upon a currently undeveloped, vacant site. Such activities could potentially have an adverse effect on candidate, sensitive, or special-status species; sensitive natural communities; migratory wildlife corridors; and protected trees. Further biological resources analysis is required to determine whether the Project could potentially result in any adverse effects related to biological resources. Therefore, these issues will be analyzed further in the EIR.

3.5 Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES – Would the Project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) *Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*
- b) *Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*
- c) *Would the Project disturb any human remains, including those interred outside of dedicated cemeteries?*

Potentially Significant Impact. The Project site consists of three parcels totaling approximately 81.1 acres within the City. Implementation of the Project would result in construction and operational activities upon a currently undeveloped, vacant site. Such activities could potentially have an adverse effect on currently unrecorded, unknown historical, archaeological, or Tribal cultural resources. Further cultural resources analysis is required to determine whether the Project could potentially result in any adverse effects related to cultural resources. Therefore, these issues will be analyzed further in the EIR.

3.6 Energy

	Potentially Significant Impact	Less Than Significant Impact With 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) *Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?*

b) *Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

Potentially Significant Impact. Project construction and operations would involve activities that would require the use of energy, including electricity and petroleum. Further energy usage analysis is required to determine whether the Project could potentially result in any adverse effects related to energy consumption. These issues will be analyzed in the EIR.

3.7 Geology and Soils

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS – Would the Project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) **Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**

i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Less-than-Significant Impact. The Alquist–Priolo Earthquake Zoning Act (Alquist–Priolo Act) requires the delineation of fault zones along active faults in California. The purpose of the Alquist–Priolo Act is to regulate development on or near active fault traces to reduce hazards associated with fault rupture. The Alquist–Priolo Earthquake Fault Zones are the regulatory zones that include surface traces of active faults. According to the California Department of Conservation, the Project site is not located in an Alquist–Priolo Earthquake Fault Zone (DOC 2022b). The nearest fault is the Ord Mountains Fault located approximately 13.15 miles southeast of the Project site. Thus, the potential for surface rupture is low on the Project site. Therefore, impacts would be less than significant, and this issue will not be evaluated further in the EIR.

ii) **Strong seismic ground shaking?**

Less-Than-Significant Impact. Similar to other areas located in seismically active Southern California, the City is susceptible to strong ground shaking during an earthquake. However, the Project site is not located within an Alquist–Priolo Earthquake Fault Zone, and the site would not be affected by ground shaking more than any other area in this seismic region. The Project would comply with the City’s Municipal Code and the latest version of the California Building Code (CBC) which would ensure that the Project would adequately resist seismic ground shaking. Furthermore, the Project would prepare a geotechnical report which would provide specific design recommendations to ensure the structural integrity of the Project in the event that seismic ground shaking is experienced at the Project site. Additionally, the CBC which includes universal standards relating to seismic load requirements. Compliance with the CBC requirements and the City’s Municipal Code would reduce potential impacts associated with strong seismic ground shaking to less than significant. No further analysis will be conducted in the EIR.

iii) **Seismic-related ground failure, including liquefaction?**

No Impact. Soil liquefaction is a seismically induced form of ground failure that has been a major cause of earthquake damage in Southern California. Liquefaction is a process by which water-saturated granular soils transform from a solid to a liquid state because of a sudden shock or strain such as an earthquake. The Project site is not located in an identified liquefaction hazard zone (DOC 2022b). Furthermore, the Project would comply with CBC requirements and the City’s Municipal Code, which would reduce potential impacts associated with seismic-related ground failure. As such, impacts associated with potential seismic-related ground failure, including liquefaction, would not occur, and no further analysis will be conducted in the EIR.

iv) **Landslides?**

No Impact. The Project site is not located in an area identified as a landslide hazard zone (DOC 2022b). The Project site is relatively flat and is not located adjacent to any potentially unstable

topographical feature such as a hillside or riverbank. Therefore, no impacts would occur, and no further analysis will be conducted in the Draft EIR.

b) *Would the Project result in substantial soil erosion or the loss of topsoil?*

Less-Than-Significant Impact. The Project would involve earthwork and other construction activities that would disturb surface soils and temporarily leave exposed soil on the ground's surface. Common causes of soil erosion from construction sites include stormwater, wind, and soil being tracked off site by vehicles. Project construction activities must comply with all applicable federal, state, and local regulations for erosion control. The Project would be required to comply with standard regulations, including South Coast Air Quality Management District Rules 402 and 403, which would reduce construction erosion impacts. Rule 402 requires that dust suppression techniques be implemented to prevent dust and soil erosion from creating a nuisance off site (SCAQMD 1976). Rule 403 requires that fugitive dust be controlled with best available control measures so that it does not remain visible in the atmosphere beyond the property line of the emissions source (SCAQMD 2005).

The Project would include the development of three industrial/warehouse buildings on an approximately 81.1-acre site. Since Project construction activities would disturb one (1) or more acres, the Project must adhere to the provisions of the National Pollutant Discharge Elimination System Construction General Permit. Construction activities subject to this permit include clearing, grading, and ground disturbances such as stockpiling and excavating. The Construction General Permit requires implementation of a stormwater pollution prevention plan (SWPPP), which would include construction features for the Project (i.e., best management practices) designed to prevent erosion and protect the quality of stormwater runoff. Sediment-control best management practices may include stabilized construction entrances, straw wattles on earthen embankments, sediment filters on existing inlets, or the equivalent. Therefore, impacts would be less than significant, and no further analysis will be conducted in the Draft EIR.

Once developed, the Project site would include buildings, paved surfaces, and other on-site improvements that would stabilize and help retain on-site soils. The remaining portions of the Project site containing pervious surfaces would primarily consist of landscape areas. Which would help retain on-site soils while preventing wind and water erosion from occurring. Therefore, operational impacts related to soil erosion would be less than significant. No further analysis will be conducted in the EIR.

c) *Would the Project 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?*

Less-Than-Significant Impact. As discussed previously, the potential for the Project to result in or be affected by landslides and liquefaction is considered low, and these issues are not anticipated at the Project site. Project activities may occur on geologically unstable soils such as those susceptible to lateral spreading, subsidence, or collapse. The Project would continue through full project design, which would include engineering design standards that incorporate pertinent geotechnical information. Furthermore, due to the project site's distance to Ord Mountains Fault, the Project is unlikely to result in impacts associated with seismic hazards. Therefore, impacts would be less the significant and no further analysis will be conducted in the EIR.

d) **Would the Project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?**

Less-Than-Significant Impact. Expansive soils are characterized by their potential shrink/swell behavior. Shrink/swell is the change in volume (expansion and contraction) that occurs in certain fine-grained clay sediments from the cycle of wetting and drying. Clay minerals are known to expand with changes in moisture content. The higher the percentage of expansive minerals present in near-surface soils, the higher the potential for substantial expansion.

According to the City’s General Plan, expansive soils are located throughout the City (City of Victorville 2008). The U.S. Department of Agriculture’s Web Soil Survey does not identify the Project site or surrounding area as containing clay soils, which are typically expansive. The soils identified on the Project Site are documented as Bryman Loamy Fine Sand, Cajon Sand, and Helendale Loamy Sand (USDA 2022). Therefore, impacts would be less than significant, and no further analysis will be conducted in the EIR.

e) **Would the Project 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?**

No Impact. The Project would not require septic tanks or alternative wastewater disposal systems. Therefore, no impacts would occur, and no further analysis will be conducted in the EIR.

f) **Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Potentially Significant Impact. According to the City’s General Plan, the City is considered sensitive to paleontological finds (City of Victorville 2008). As such, development and construction activities associated with the Project have the potential to unearth potentially significant paleontological resources. Therefore, impacts would be potentially significant, and further analysis will be conducted in the EIR.

3.8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS – Would the Project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) **Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

and

b) **Would the Project generate conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

Potentially Significant Impact. Project construction and operations would involve activities that would generate both short-term and long-term greenhouse gas emissions. Further greenhouse gas analysis is required to determine whether the Project could potentially result in any adverse effects related to greenhouse gases. Therefore, these issues will be analyzed in the EIR.

3.9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the Project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) **Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

Potentially Significant Impact. Development of the Project would result in the construction of industrial/warehouse space and associated improvements on undeveloped, vacant land. Project implementation would require the transport, use, and disposal of hazardous materials which could potentially result in impacts related to hazardous materials and wildland fire. Therefore, these issues will be analyzed in the EIR.

b) **Would the Project 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?**

Potentially Significant Impact. Development of the Project would result in the construction of industrial/warehouse space and associated improvements on undeveloped, vacant land. Project implementation could potentially result in impacts related to hazardous materials. Therefore, these issues will be analyzed in the EIR.

c) **Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

Potentially Significant Impact. The nearest school to the Project site is Melva Davis Academy of Excellence (15831 Diamond Road), located approximately 0.25 miles northeast of the site. As previously discussed, Project implementation would require the transport, use, and disposal of hazardous materials which could potentially result in impacts related to hazardous materials. Storage, handling, and transport of potentially hazardous materials would occur in compliance with applicable local, state, and federal regulations implemented to minimize risk of hazardous materials release. Furthermore, Project BMPs would likely include control practices to reduce the potential impact associated with hazardous materials during construction. However, these issues will be analyzed in the EIR.

- d) ***Would the Project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?***

No Impact. According to the DTSC's EnviroStor database, there are no clean-up sites located within or near the project site (DTSC 2022). Other state and local government agencies are required to provide additional hazardous materials release information for the Cortese List. The SWRCB's GeoTracker database identifies leaking underground storage tanks, waste discharge sites, oil and gas sites, and other waste or cleanup sites. A review of GeoTracker did not identify any sites or facilities within or adjacent to the project area (SWRCB 2021). Therefore, no impacts would occur, and this issue will not be evaluated further in the EIR.

- e) ***For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?***

Potentially Significant Impact. The nearest operational public-use airport to the Project site is the Southern California Logistics Airport, which is located approximately 2.8 miles to the northeast. According to the airport's land use compatibility plan, the Project site is located within both the Marginal Effect and Significant Effect noise contour (Coffman Associates, Inc. 2008). The Project would include the construction and operation of industrial/warehouse space and would introduce new habitable structures and new sources of noise into the area. As such, impacts would be potentially significant, and thus will be evaluated further in the EIR.

- f) ***Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?***

Potentially Significant Impact. Construction activities that may temporarily restrict vehicular traffic would be required to implement appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures. Typical Town requirements include prior notification of any land or road closures with sufficient signage before and during any closures, flag crews with radio communication when necessary to coordinate traffic flow, etc. The Project developer would be required to comply with these requirements, which would maintain emergency access and allow for evacuation if needed during construction activities, however, Project implementation could potentially result in impacts related to emergency access. Therefore, this issue will be evaluated further in the EIR.

- g) ***Would the Project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?***

Potentially Significant Impact. Development of the Project would result in the construction of industrial/warehouse space and associated improvements on currently undeveloped, vacant land. Project implementation could potentially result in impacts related to hazardous materials. Therefore, these issues will be analyzed in the EIR.

3.10 Hydrology and Water Quality

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

a) ***Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?***

and

b) *Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?*

and

c) *Would the Project 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:*

i) *result in substantial erosion or siltation on or off site;*

ii) *substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;*

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*

iv) *impede or redirect flood flows?*

Potentially Significant Impact. Implementation of the Project would result in construction and operational activities upon a currently undeveloped, vacant site. Such activities could potentially have an adverse effect on existing drainage patterns, which could subsequently impact surface water and groundwater quality, as well as both on-site and local hydrology. Therefore, these issues will be analyzed in Draft EIR.

d) *In flood hazard, tsunami, or seiche zones, would the Project risk release of pollutants due to Project inundation?*

Less-Than-Significant Impact. The Project would not be susceptible to flood hazards, tsunami, or seiche. Seiche is generally associated with oscillation of enclosed bodies of water (e.g., reservoirs, lakes) typically caused by ground shaking associated with a seismic event; however, the Project site is not located near an enclosed body of water. Flooding from tsunami conditions is not expected, since the Project site is located approximately 72.8 miles east of the Pacific Ocean.

In addition, according to the Federal Emergency Management Agency Flood Map Service Center the Project site is not located within a flood hazard zone (FEMA 2022). As such, the Project would not risk release of pollutants due to inundation. Therefore, impacts associated with seiche, tsunami, or flooding would be less than significant, and this issue will not be evaluated further in the EIR.

e) *Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

Potentially Significant Impact. Implementation of the Project would result in construction and operational activities upon a currently undeveloped, vacant site. Such activities could potentially have an adverse effect on existing drainage patterns, which could subsequently impact surface water and groundwater quality, as well as both on-site and local hydrology. Therefore, these issues will be analyzed in the EIR.

3.11 Land Use and Planning

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING – Would the Project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Would the Project physically divide an established community?

No Impact. The physical division of an established community typically refers to the construction of a linear feature (e.g., a major highway or railroad tracks) or removal of a means of access (e.g., a local road or bridge) that would impair mobility within an existing community or between a community and outlying area.

Under the existing condition, the Project site consists of approximately 81.1 acres of undeveloped, vacant land and is not used as a connection between established communities. Instead, connectivity within the area surrounding the Project site is facilitated via local roadways. As such, the Project would not impede movement within the Project area, within an established community, or from one established community to another. Therefore, no impacts would occur, and this issue will not be evaluated further in the EIR.

b) Would the Project 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?

Potentially Significant Impact. The Project would include the construction of industrial/warehouse space and associated improvements. The Project site is currently designated Light Industrial in the City’s general plan, which would permit the implementation of industrial/warehouse uses, however, the project site has a zoning designation of Light Industrial Transitional (M-1 T) and General Commercial (C-2). Industrial warehouse is not an allowable use in the General Commercial (C-2) zoning district. As such, implementation of the Project would require the approval of the proposed zone change. Further analysis is required to determine if the Project would cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, these issues will be analyzed in the EIR.

3.12 Mineral Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES – Would the Project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) *Would the Project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

and

b) *Would the Project 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?*

Less-Than-Significant Impact. According to the City’s General Plan, the Project site is located within Mineral Resource Zone (MRZ) 3a. Land designated MRZ-3a includes areas that contain mineral resources of undetermined mineral resource significance (City of Victorville 2008). The Project would be located within an area that is not zoned for mineral resource extraction operations, and thus, such activities cannot currently occur on the Project site. However, due to the MRZ-3a designation, impacts are potentially significant and will be further analyzed in the EIR.

3.13 Noise

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE – Would the Project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) *Would the Project result in 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?*

and

b) *Would the Project result in generation of excessive groundborne vibration or groundborne noise levels?*

and

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?*

Potentially Significant Impact. Project construction and operations would involve activities that would generate both short-term and long-term noise. Further noise analysis is required to determine whether the Project could potentially result in any adverse effects related to increased noise levels. Therefore, these issues will be analyzed in the EIR.

3.14 Population and Housing

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING – Would the Project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the Project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Less-Than-Significant Impact. The Project would require a temporary construction workforce and a permanent operational workforce, both of which could potentially induce population growth in the Project area. The temporary workforce would be needed to construct the proposed industrial/warehouse space and associated improvements. These short-term positions are anticipated to be filled primarily by construction workers who reside in the Project site’s vicinity; therefore, construction of the Project would not generate a permanent increase in population within the Project area.

The exact number of jobs that the Project would generate cannot be precisely determined at this time. Thus, for purposes of analyses, employment estimates were calculated using average employment density factors reported by Southern California Association of Governments. Southern California Association of Governments reports that for every 2,111 square feet of warehouse space in San Bernardino County, the median number of jobs supported is one (SCAG 2001). The Project would include 1,351,400 square feet of industrial/warehouses space, excluding associated improvements. As such, the estimated number of employees required for operation would be approximately 640.

The population of the City is 137,193 persons as of January 2023 (DOF 2023). According to the City’s Housing Element, the growth forecast for 2045 is 194,500 (City of Victorville 2021). As such, the Project’s related increase of approximately 640 employees would not exceed the City’s projected future population.

In addition, data provided by the California Employment Development Department in March 2023 found that the unemployment rate for San Bernardino County is at 4.5%, which is below the state average of 4.8% (EDD 2023). As such, the Project’s temporary and permanent employment requirements could likely be met by the City’s existing labor force without people needing to relocate into the Project region, and the Project would not stimulate population growth or a population concentration above what is assumed in local and regional land use plans. However, this topic will be further analyzed in the EIR.

- b) **Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

No Impact. The Project site is consist of undeveloped, vacant land and contains no housing or other residential uses. Given that no residential uses are located on site, it follows that the site does not support a residential population. Therefore, no impacts would occur, and no further analysis will be conducted in the EIR.

3.15 Public Services

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES				
a) Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Fire protection?

Less-Than-Significant Impact. Fire protection and emergency response services for the Project site are provided by the Victorville Fire Division, which operates five fire stations within the City. The nearest fire station to the Project site is Fire Station 312 (15182 El Evado Road) located approximately 1.95 miles east of the site.

According to the City’s General Plan, the average response time within the City is approximately 6.18 minutes for fire. (City of Victorville 2008) If needed, fire stations from adjacent cities, such as Hesperia and Apple Valley, may respond to emergency calls in Victorville. Based on the proximity of the Project site to the existing Victorville Fire Division facilities, the average response times in the Project area, the ability for nearby cities to respond to emergency calls, and the fact that the Project site is already located within Victorville Fire Division service area, the Project could be adequately served by the Victorville Fire Division without the construction of new, or the expansion of existing, facilities.

In addition, as previously analyzed in response to threshold 3.14(a), the Project would not directly or indirectly induce unplanned population growth in the City. Although Project implementation could potentially result in an incremental increase in calls for service to the Project site compared to existing conditions, this increase is expected to be nominal.

Overall, it is anticipated that the Project would be adequately served by existing Victorville Fire Division facilities, equipment, and personnel. Therefore, impacts are anticipated to be less than significant but will be further analyzed in the EIR.

Police protection?

Less-Than-Significant Impact. Police protection and emergency response services for the Project site are provided by the Victorville Police Department (14200 Amargosa Road), located approximately 3.23 miles east of the site. As previously addressed, the Project would not directly or indirectly induce unplanned population growth in the City. Although the Project could potentially result in a slight incremental increase in calls for service to the Project site compared to existing conditions, this increase is expected to be nominal and would not result in the need for new police protection facilities.

Overall, it is anticipated that the Project would be adequately served by existing Victorville Police Department facility, equipment, and personnel. Therefore, impacts are anticipated to be less than significant but will be further analyzed in the EIR.

Schools?

No Impact. As previously discussed, the Project would not directly or indirectly induce unplanned population growth in the City. Although the Project would require employees to construct and operate the Project, these short-term and long-term employees would likely already reside within the Project area. As such, it is not anticipated that many people would relocate to the City as a result of the Project, and an increase in school-age children requiring public education is not expected to occur as a result.

The Project would be subject to Senate Bill 50, which requires payment of mandatory impact fees to offset any impact to school services or facilities. The provisions of Senate Bill 50 are deemed to provide full and complete mitigation of school facilities impacts, notwithstanding any contrary provisions in CEQA or other state or local laws (Government Code Section 65996). In accordance with Senate Bill 50, the Project Applicant would pay required impact fees based on the Project's square footage per Government Code Section 65995(h). These impact fees are required of most residential, commercial, and industrial development projects in the City. Therefore, no impacts are anticipated to occur, but will be further analyzed in the EIR.

Parks?

No Impact. The Project would construct three industrial/warehouse buildings within undeveloped, vacant land. The Project would not include residential uses and would not directly or indirectly induce unplanned population growth in the City. As such, the Project would not increase the use of existing neighborhood parks or regional parks in the City and surrounding area. Therefore, no impacts are anticipated to occur, but will be further analyzed in the EIR.

Other public facilities?

No Impact. Given the industrial nature of the Project, it is unlikely that the Project would increase the use of libraries and other public facilities. Therefore, no impacts are anticipated to occur, but will be further analyzed in the EIR.

3.16 Recreation

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION				
a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?*

and

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?*

No Impact. The Project would include the construction of three industrial/warehouse buildings and associated improvements. As discussed in Section 3.14, Population and Housing, the Project does not propose any residential uses and would not directly or indirectly result in a substantial and unplanned increase in population growth within the Project area. As such, the Project would not increase the use of existing neighborhood parks or regional parks in the City and surrounding area. In addition, as an industrial use, the Project does not propose recreational facilities or require the construction or expansion of recreational facilities. Therefore, no impacts would occur, and no further analysis will be conducted in the EIR.

3.17 Transportation

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION – Would the Project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) *Would the Project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?*

and

b) *Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*

and

c) *Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

and

d) *Would the Project result in inadequate emergency access?*

Potentially Significant Impact. Project operations would involve industrial/warehouse activities that would generate truck and passenger vehicle traffic that may conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, or otherwise result in both localized and broader transportation impacts. Further traffic impact analysis is required to determine whether the Project could potentially result in any adverse effects related the local and regional circulation system. Therefore, these issues will be analyzed in the EIR.

3.18 Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES				
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:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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:

- a) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*

and

- b) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?*

Potentially Significant Impact. Project implementation would result in construction and operational activities upon approximately 81.1 acres of undeveloped, vacant land. Such activities could potentially have an adverse effect on currently unrecorded, unknown, historical, archaeological, or Tribal cultural resources. Further cultural resources analysis is required to determine whether the Project could

potentially result in any adverse effects related to cultural resources. Therefore, these issues will be analyzed further in the EIR.

3.19 Utilities and Service Systems

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

a) *Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

and

b) *Would the Project have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?*

and

c) *Would the Project 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?*

and

d) *Would the Project 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?*

and

e) *Would the Project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

Potentially Significant Impact. Project construction and operation would involve activities that would require the use of energy and would generate the need for domestic water, sanitary sewer, stormwater, and solid waste disposal. The Project site consists undeveloped vacant land. As such, these utilities and likely other dry and wet utilities and services would need to be extended onto the Project site. Further analysis is required to determine whether the Project could potentially result in any adverse effects related to utilities and services systems and to determine whether the Project would have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years. Therefore, these issues will be analyzed in the EIR.

3.20 Wildfire

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) *Would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?*

and

b) *Due to slope, prevailing winds, and other factors, would the Project exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

and

c) *Would the Project 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?*

and

d) *Would the Project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

Potentially Significant Impact. According to the CAL FIRE *Fire Hazard Severity Zone Viewer*, the Project site is located within a Local Responsibility Area (LRA) (CAL FIRE 2022). The Project site is located near a Moderate Fire Hazard Severity Zone (FHSZ) approximately 3.89 miles to the west. Given the Project site's proximity to a Moderate FHSZs, further wildfire risk analysis is required to determine whether the Project could potentially result in any adverse effects related to wildfire. Therefore, these issues will be analyzed in the EIR.

3.21 Mandatory Findings of Significance

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

- 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?***

Potentially Significant Impact. The Project has the potential to degrade the quality of the environment, reduce the habitat of a plant or wildlife species, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal (see Section 3.4, Biological Resources). In addition, the Project may have the potential to eliminate important examples of California history or prehistory during grading activities due to the potential for unanticipated cultural resources (see Section 3.5, Cultural Resources). Therefore, impacts are considered potentially significant, and this issue will be analyzed in the EIR.

- 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)?*

Potentially Significant Impact. The Project could have impacts that are individually limited but cumulatively considerable. The EIR will analyze past, present, and reasonably foreseeable projects in the vicinity of the Project site. Therefore, impacts are considered potentially significant, and this issue will be analyzed in the EIR.

- c) *Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

Potentially Significant Impact. The Project could have environmental effects that could cause substantial adverse effects on human beings. Therefore, impacts are considered potentially significant, and this issue will be analyzed in the EIR.

4 References and Preparers

4.1 References Cited

- 14 CCR 15000–15387 and Appendices A through L. Guidelines for Implementation of the California Environmental Quality Act, as amended.
- CAL FIRE (California Department of Forestry and Fire Protection). 2022. Fire Hazard Severity Zones Viewer. Accessed September 2022. <https://egis.fire.ca.gov/FHSZ/>.
- California Public Resources Code, Sections 21000–21177. California Environmental Quality Act, as amended.
- City of Victorville. 2008. General Plan Land Use and Zoning District. <https://www.victorvilleca.gov/home/showpublisheddocument/95/636655210529070000>.
- Coffman Associates, Inc. 2008. Comprehensive Land Use Plan. <http://www.sbcounty.gov/Uploads/lus/Airports/SCLA.pdf>.
- City of Victorville. 2021 - 2029. Hosing Element. <https://www.victorvilleca.gov/home/showpublisheddocument/6685/637607697299070000>
- DOC. 2022a. California Important Farmland Finder. Accessed September 2022. <https://maps.conservation.ca.gov/DLRP/CIFF/>.
- DOC. 2022b. Earthquake Zones of Required Investigation App. Accessed September 2022. <https://maps.conservation.ca.gov/cgs/EQZApp/app/>.
- DOF. 2023. 2023 City Population Rankings. Accessed May 2023. <https://dof.ca.gov/Forecasting/Demographics/estimates-e1/>.
- DTSC (Department of Toxic Substances Control). 2022. “EnviroStor.” Accessed September 2022. <https://www.envirostor.dtsc.ca.gov>.
- EDD (Employment Development Department, California). 2022. “California Unemployment Rates.” Accessed September 2022. <https://labormarketinfo.edd.ca.gov/file/lfmonth/2303pcou.pdf>.
- FEMA (Federal Emergency Management Agency). 2022. FEMA Flood Map Service Center. Accessed September 2022. <https://msc.fema.gov/portal/home>
- SWRCB (State Water Resources Control Board). 2022. “GeoTracker.” Accessed September 2022. <https://geotracker.waterboards.ca.gov>.
- SCAG (Southern California Association of Governments). 2001. Employment Density Study Summary Report. October 31, 2001. <https://www.mwcog.org/file.aspx?A=QTTITR24P000Ulw5mPNzK8F4d8djdJe4LF9Exj6IXOU%3D>

SCAQMD (South Coast Air Quality Management District). 1976. Rule 402, Nuisance. Adopted May 7, 1976.
<http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-402.pdf>.

SCAQMD. 2005. Rule 403, Fugitive Dust. Adopted May 7, 1976; last amended June 3, 2005.
<http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-403.pdf>.

USDA (U.S. Department of Agriculture). 2022. Web Soil Survey.
<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>.

4.2 List of Preparers

City of Victorville

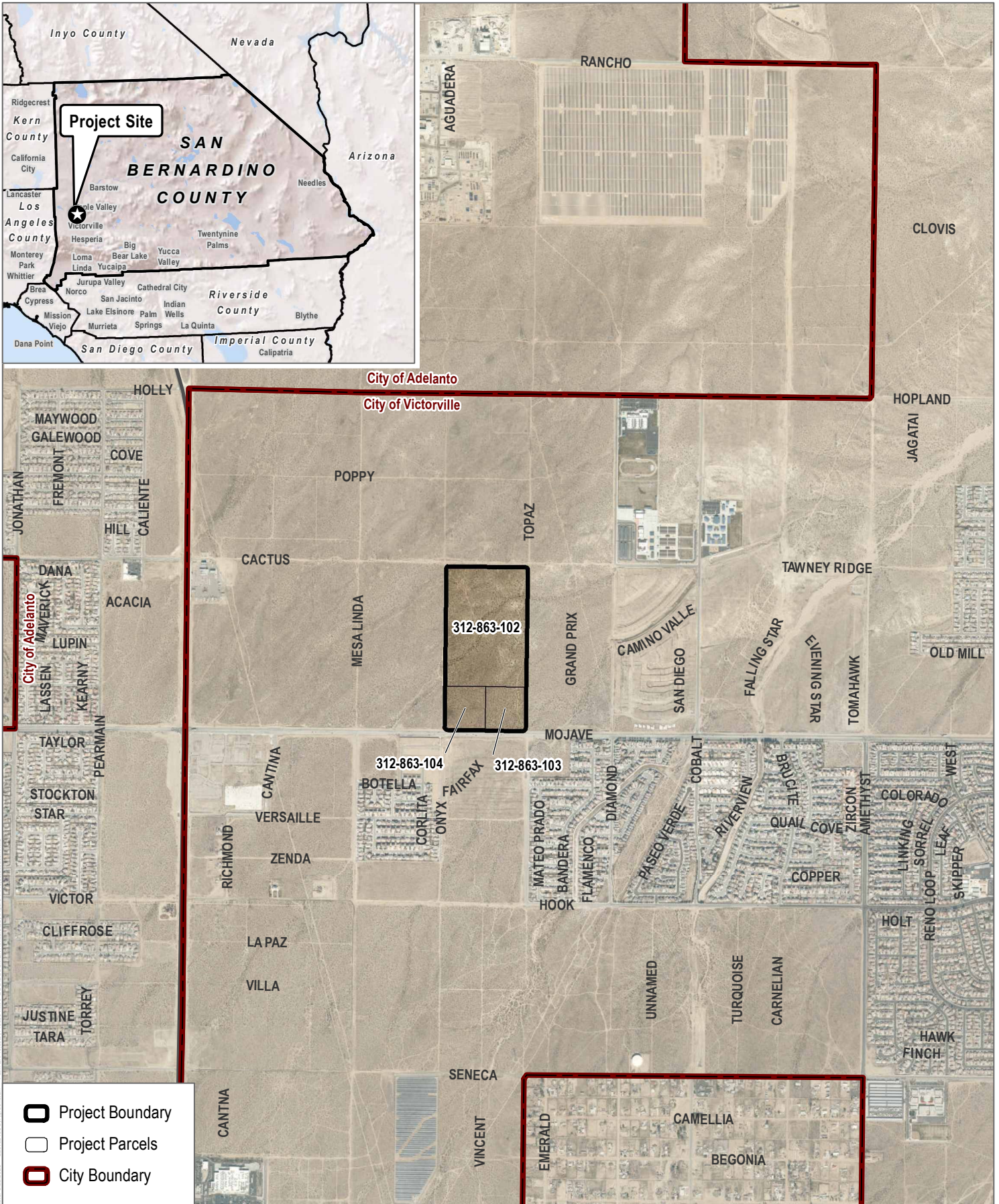
Travis Clark, Senior Planner

Dudek (Environmental Consultant)

Ronelle Candia, Project Manager

Cindi Hoover, AICP, Environmental Planner

Clarisa Olaguez, Environmental Analyst



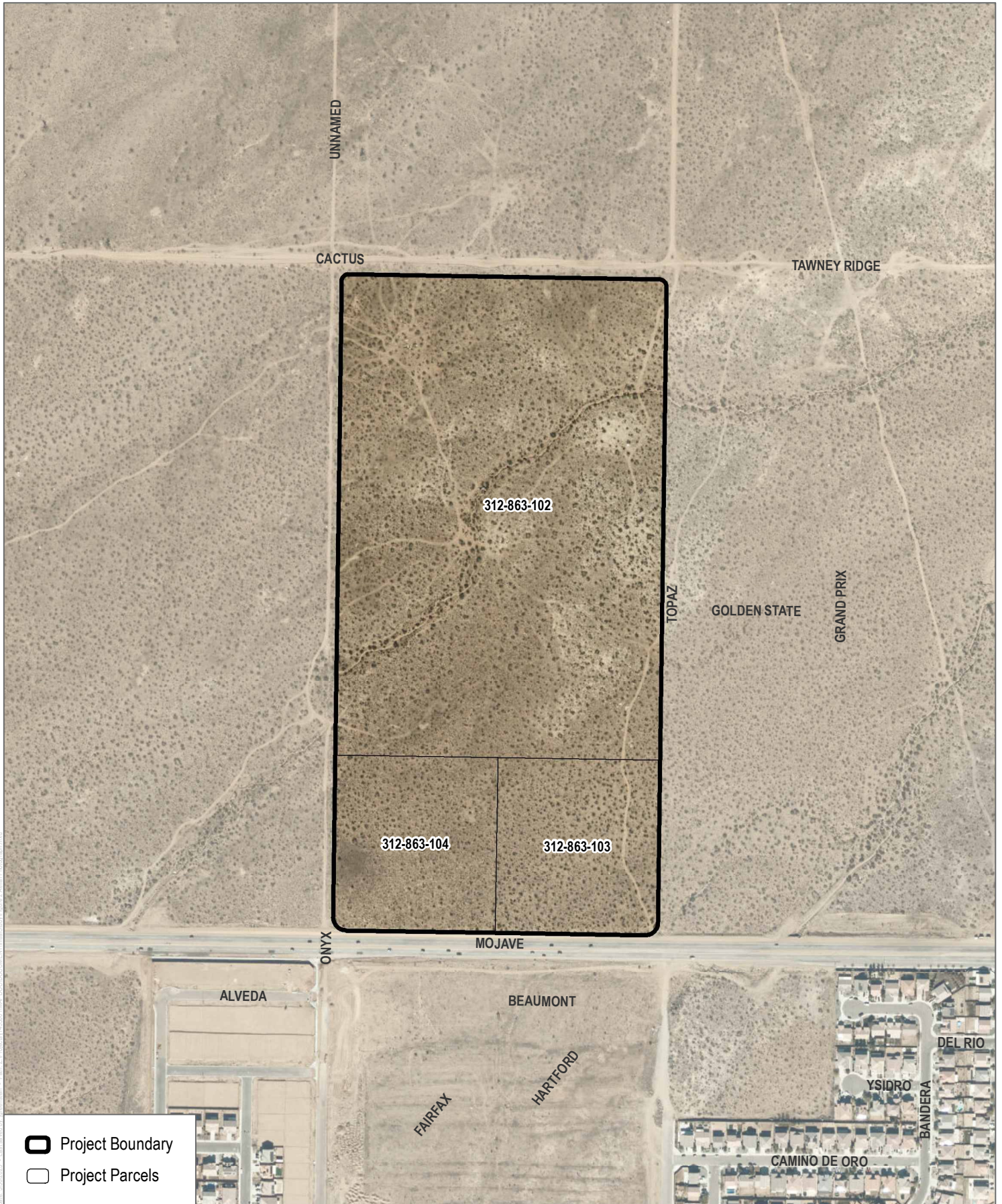
SOURCE: Maxar 2020; County of San Bernardino 2023

FIGURE 1

Project Location

Mojave Industrial Park Project

INTENTIONALLY LEFT BLANK



SOURCE: Maxar 2020; County of San Bernardino 2023

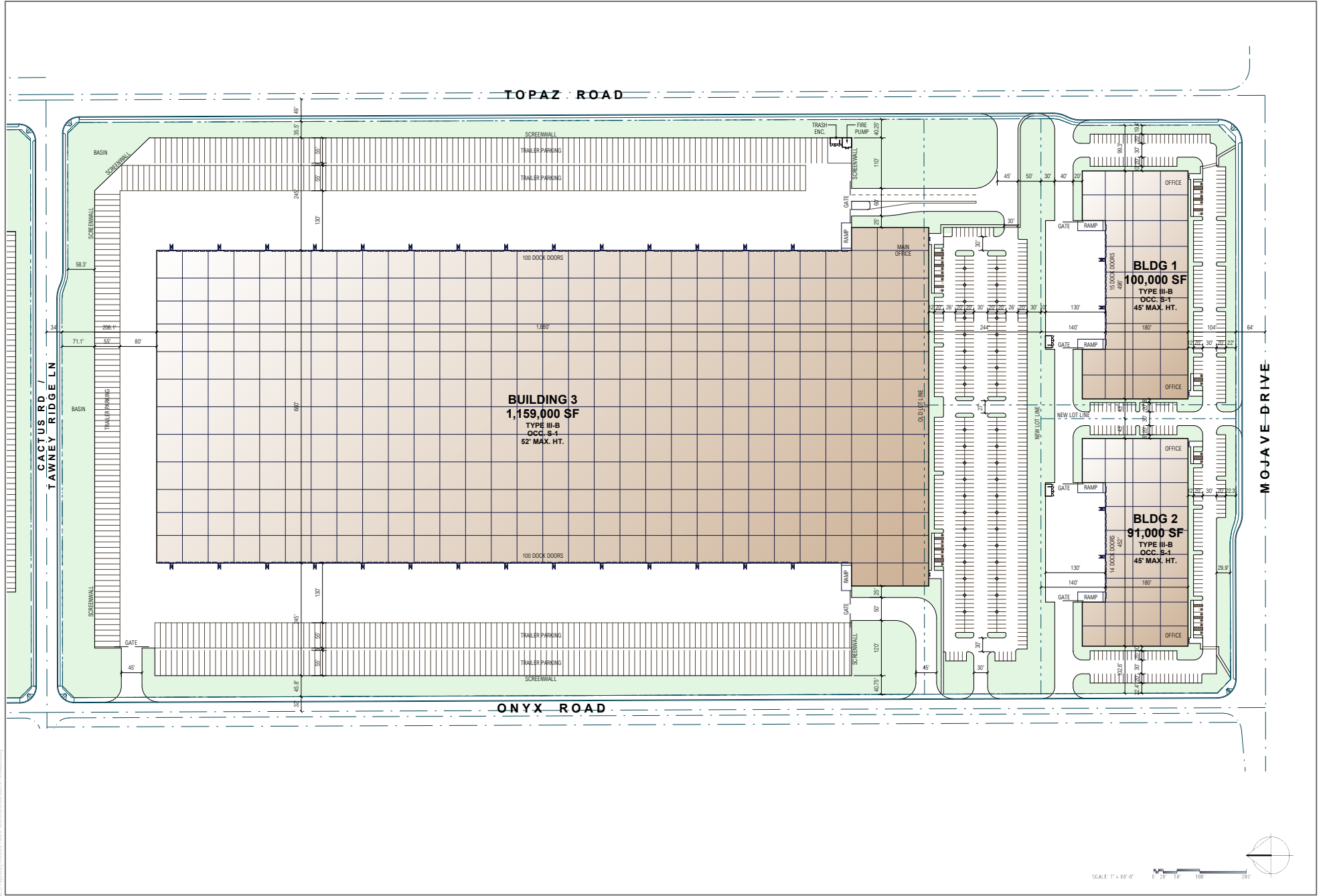
FIGURE 2

Aerial Photograph

Mojave Industrial Park Project



INTENTIONALLY LEFT BLANK

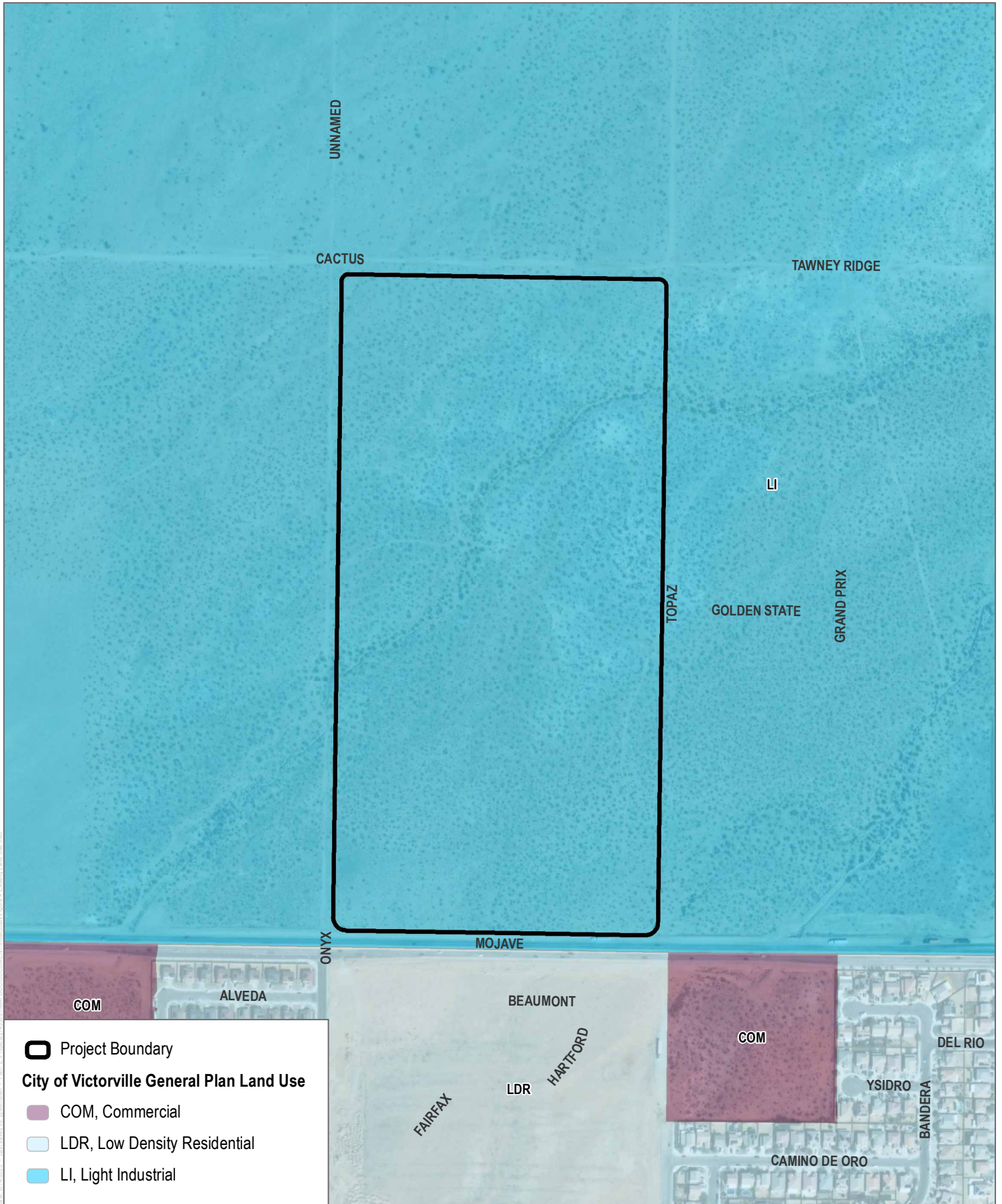


SOURCE: RGA 2023; Covington Development Partners 2023



FIGURE 3
 Conceptual Site Plan
 Mojave Industrial Park Project

INTENTIONALLY LEFT BLANK



SOURCE: Maxar 2020; County of San Bernardino 2023; City of Victorville 2023

FIGURE 4

Existing Land Use Designations

Mojave Industrial Park Project

INTENTIONALLY LEFT BLANK



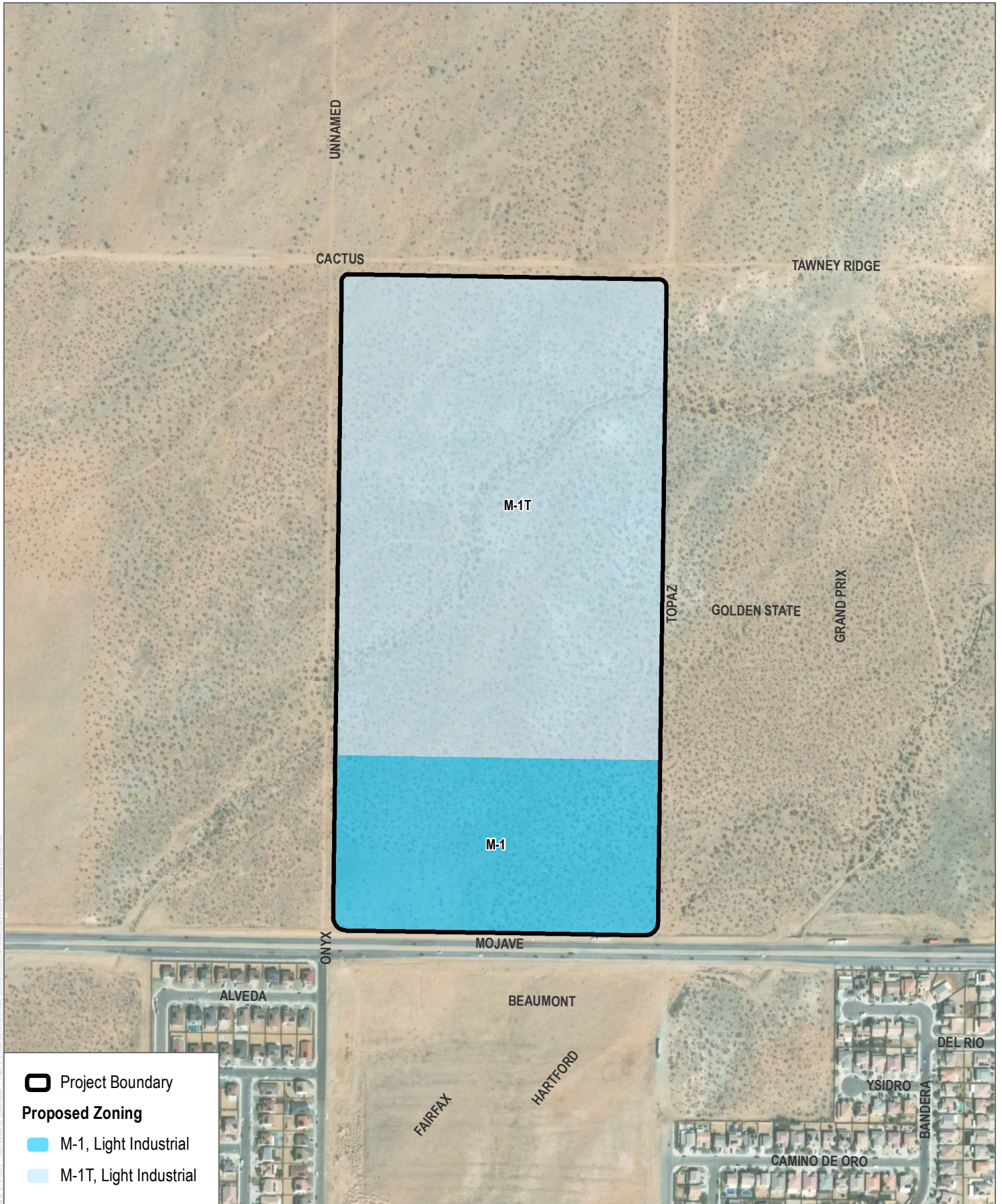
SOURCE: Maxar 2020; County of San Bernardino 2023; City of Victorville 2023

FIGURE 5

Existing Zoning Designations

Mojave Industrial Park Project

INTENTIONALLY LEFT BLANK



SOURCE: Maxar 2020; County of San Bernardino 2023

FIGURE 6

Proposed Zoning Designations

Mojave Industrial Park Project

INTENTIONALLY LEFT BLANK