

**INITIAL STUDY  
ENVIRONMENTAL CHECKLIST FORM**

1. **Project title:** Tentative Tract Map PLN17-00008 (TTM 18487).
2. **Lead agency name and address:** City of Victorville Planning Division, PO Box 5001, Victorville, California 92393-5001.
3. **Contact person and phone number:** Travis Clark, Associate Planner (760) 955-5135.
4. **Project location:** North of Forrest Park Lane, south of Luna Road, west of Highway 395 and east of Mesa View Drive.
5. **Project sponsor's name and address:** Kimley Horn and Associates; 3880 Lemon Street, Suite 420; Riverside, CA 92501
6. **General plan designation:** Low Density Residential
7. **Zoning:** R-1T (Single-Family Residential - Transitional)
8. **Description of project:** To allow for the recordation and development of a 55-lot single-family residential subdivision (Tentative Tract Map 18487) with 7,200 sq. ft. minimum size lots, on an approximately 19-acre building site that is vacant and undeveloped with an approximate density of 2.9 units per acre. Further, the proposed development will include streets constructed to local roadway standards and include curb, gutter, sidewalk, street lighting and landscape areas within the public right-of-way.
9. **Surrounding land uses and setting:** The project area is bordered on the north by a developed residential Planned Unit Development (PUD) zoned property; on the south by vacant and undeveloped R-1 (Single-Family Residential) zoned property; on the east by vacant and undeveloped C-2 (General Commercial) zoned property; and on the west by a developed residential Planned Unit Development (PUD) zoned property. The site is generally flat and consists primarily of low northeastern slopes with little to no sign of drainage courses on-site, as well as evidence of illegal dumping and vehicular activity.
10. **Other public agency whose approval is required:** Recordation of a final map, issuance of a building permits and completion of structures to current building code is required by the City prior to establishment of the subdivision. In addition, approval by the Mojave Water Agency, Lahontan Regional Water Quality Control Board, California Department of Fish and Wildlife, Victor Valley Wastewater Reclamation Authority, Mojave Desert Air Quality Management District, Snowline Joint Unified School District, as well as Southern California Edison, Southwest Gas, and Frontier Communications would also be required.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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


<input type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Aesthetics
<input type="checkbox"/>	Population/Housing	<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Cultural Resources
<input type="checkbox"/>	Geology/Soils	<input type="checkbox"/>	Hazards & Hazardous Materials	<input type="checkbox"/>	Recreation
<input type="checkbox"/>	Hydrology/Water Quality	<input type="checkbox"/>	Noise	<input type="checkbox"/>	Greenhouse Gas Emissions

<input type="checkbox"/>	Air Quality	<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Agriculture and Forestry Resources
<input type="checkbox"/>	Transportation	<input type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>	Mandatory Findings of Significance
<input type="checkbox"/>	Tribal Cultural Resources	<input type="checkbox"/>	Wildfire	<input type="checkbox"/>	Energy

**DETERMINATION:**

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the incorporated mitigation measures and revisions in the project have been made by or agreed to by the project proponent. A NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that the proposed project WILL NOT have a significant effect on the environment, because no new potentially significant effects have been identified beyond those previously analyzed adequately in an earlier EIR, pursuant to applicable standards, and no additional mitigation measures beyond those imposed as part of that previous EIR are necessary to be imposed upon the proposed project to reduce mitigable impacts to a insignificant level. Therefore, no additional environmental documentation is necessary.

Signature:  Date: May 2, 2019

Travis Clark, Associate Planner For: Victorville Development Department

## **EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources the lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) "Potentially Significant Impact" is noted if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact". The lead agency describes the mitigation measures, and briefly explains how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses", may be cross-referenced).
- 5) Earlier analyses may be referenced where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on earlier analysis.
  - c) Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) The lead agency incorporates into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, 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) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

**ENVIRONMENTAL IMPACTS:****I. AESTHETICS. *Would the proposal:***

- a) Have a substantial adverse effect on a scenic vista? (3; 33)
- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (3; 24)
- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (1, Table LU-2; 33)
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (1, Table LU-2; 33)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
		X	
			X
		X	
		X	

**AESTHETICS**

The City of Victorville is characterized by a relatively flat topography and is in a geographic subregion of the southwestern Mojave Desert known as the Victor Valley. The Victor Valley is separated from other urbanized areas in Southern California by the San Bernardino and San Gabriel mountains. The developed/urbanized area of the city is generally flat or moderately sloping desert terrain characterized by a gradual incline from the Mojave River toward the San Bernardino Mountains to the south and from the Mojave River to the mountains in and surrounding the northern part of the city, including Quartzite Mountain. Areas of high visual sensitivity within and adjacent to the city include the Transverse Range, the Mojave River, the rocky bluffs of the lower Mojave River narrows, and Mojave Narrows Regional Park (City of Victorville 2008b, p. 5.1-1).

Joshua trees are another notable aesthetic feature of the Victorville area. Joshua trees, which can grow up to 12 meters (40 feet) tall, are distributed on gentle slopes and on valley floors of upper bajadas and sandy areas. The Joshua tree (locally protected) is an archetypal plant of the Mojave Desert that may live several hundred years; it provides valuable habitat for a variety of native wildlife species (City of Victorville 2008b, p. 5.1-1).

**Explanations:**

- a. **Less Than Significant Impact** – The City of Victorville's General Plan Resource Element recognizes the protection of local scenic resources as necessary for maintaining the overall livability and aesthetic qualities of the City. However, there are not any identifiable scenic vistas in the immediate area. Additionally, existing General Plan and R-1 (Single-Family Residential) zoning allowances which govern this project type permit single-family residential development on the property located within boundaries of the proposal, and the development will be required to conform with the applicable development standards of the Victorville Municipal Code.
- b. **No Impact** – As noted above, the City of Victorville's General Plan Resource Element recognizes the protection of local scenic resources as necessary for maintaining the overall livability and aesthetic qualities of the City. However, there are not any identifiable scenic resources in the immediate area. Additionally, no identified historic buildings exist within project area.



- c. **Less Than Significant Impact** – While the development of subdivisions and the construction of homes will alter the visual character of the site, the City's General Plan and Development Code assumes and permits this type of development, and provides development standards such as height restrictions and other design guidelines which are intended to reduce any potential degradation to visual character and quality to a less than significant impact.
- d. **Less Than Significant Impact** – While the development of subdivisions and the construction of homes will create a new source of light due to home construction and typical light fixtures associated with such, the City's General Plan and Development Code assumes and permits this type of development, and provides development standards such as energy consumption limitations, downward facing fixtures, and other design guidelines which are intended to reduce any potential light and glare to a less than significant 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 forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board*

*Would the proposal:*

- 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? (23)
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (1)
- 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))? (1)
- d) Result in the loss of forest land or conversion of forest land to non-forest use? (1; 4)
- 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? (1; 4; 23)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
			X
			X
			X
			X
			X

### Agriculture

As of 2008, San Bernardino County contained approximately 926,992 acres of agricultural land as designated by the California Department of Conservation (DOC) Farmland Mapping and Monitoring Program (FMMP)(36). The FMMP is a non-regulatory program that produces Important Farmland maps and statistical data. The FMMP groups land into one of five categories (Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Grazing Land), with agricultural land being rated according to soil quality and irrigation status (36)

### Forestry Resources

Plant communities within the City of Victorville include creosote bush scrub, Mojave Desert saltbush scrub, rabbitbrush scrub, ruderal (disturbed) communities, Joshua tree woodland, and riparian communities associated with the Mojave River and its floodplain, which includes transmontane alkali and freshwater marsh, Mojave riparian forest, and southern willow scrub. There is no significant forestland or timberland in the project area.

### Explanations:

- a.-e. **No Impact** – The site is not listed as Prime Farmland, Unique Farmland or Farmland of Statewide Importance (23). Additionally, the site and all surrounding properties are within an urbanized area (25, Section 21071), and no forest land or farmland is located in the vicinity that may be affected by the development of this project.

### III. AIR QUALITY. *Would the proposal:*

- a) Conflict with or obstruct implementation of the applicable air quality plan? (1; 2; 3; 10; 26; 33)
- b) Violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation? (3; 10; 11; 26; 33)
- c) Expose sensitive receptors to substantial pollutant concentrations? (4; 10; 11)
- d) Result in other emissions (such as those leading to odors or dust) adversely affecting a substantial number of people? (4; 10)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
		X	
	X		
			X
			X

### AIR QUALITY

The project area is located in southwestern San Bernardino County, in the geographic subregion of the southwestern Mojave Desert known as the Victor Valley and commonly referred to as the "High Desert" due to its approximate elevation of 2,900 feet above sea level. Hot summers, mild winters, infrequent rainfall, moderate afternoon breezes, and generally fair weather characterize the climate of the Victor Valley, an interior sub-climate of Southern California's Mediterranean climate. The clouds and fog that form along the Southern California coastline rarely extend across the mountains to the city. The most important local weather pattern is associated with the funneling of the daily onshore sea breeze through El Cajon Pass into the upper desert to the northeast of the heavily developed portions of the Los Angeles Basin. This daily airflow brings polluted air into the area late in the afternoon from late spring to early fall. This transport pattern both creates unhealthful air quality and inhibits the scenic vistas of the mountains surrounding the Victor Valley.

In California, air quality is regulated by the California Air Resources Board (CARB). CARB divides the state into air basins that share similar meteorological and topographical features. The City of Victorville is located in San Bernardino County, which is located within the Mojave Desert Air Basin (MDAB) which is classified as a dry-hot desert climate, with portions of the MDAB classified as dry-very hot desert, to indicate at least three months have maximum average temperatures over 100.4°F (38).

Explanations:

- a. **Less Than Significant Impact** - The project area is located within the Mojave Desert Air Quality Management District (MDAQMD) which lies in the San Bernardino County portion of the Mojave Desert Air Basin (MDAB). The Air Quality Attainment Plan (AQAP) provides a program for obtaining attainment status for key monitored air pollution standards, based on existing and future air pollution emissions resulting from employment and residential growth projections. The proposed tentative tract map will not increase residential densities or create additional lots in excess of those currently approved for the project site, which is in accordance with the City's General Plan and R-1 Zoning Designation. Additionally, the R-1 zoning allows a maximum of ninety-five lots to be developed on the subject 19-acre site, which is approximately 40 lots more than the amount currently proposed. Therefore, the proposed tentative tract map should at a minimum ensure that significance thresholds established using the existing and proposed rights-of-way, existing zoning, and existing residential densities will not be exceeded as a result of this project tentative tract map.
- b. **Less Than Significant Impact w/Mitigation Incorporated** – The project is not projected to violate any air quality standard or result in a considerable net increase to an existing or projected air quality violation. This project will not increase residential densities or exceed the amount of lots allowable via the existing General Plan land use designation, which was most recently revised in 2007, prior to the most recent version of the AQMD Attainment Plan. Additionally, the R-1 zoning allows a maximum of ninety-five lots to be developed on the subject 19-acre site, which is approximately 40 lots more than the amount currently proposed. Further, since the project is located in an area designated as non-attainment by the United States Environmental Protection Agency (26), an increase in vehicle trips could cumulatively contribute to the level of non-attainment. However, since this tentative tract map does not increase the residential density allowable by the General Plan (1), it is assumed their cumulative impacts were included in the City's General Plan and AQMD Attainment Plan. Therefore, since the project meets the requirements of the existing General Plan and R-1 zoning designation, approval of this proposal is not anticipated to violate any air quality standard or contribute substantially to an existing or projected air quality violation. Although not anticipated to violate any air quality standard or contribute substantially to an existing or projected air quality violation, the following mitigation has been added at the recommendation of the Mojave Desert Air Quality Management District in order to ensure fugitive dust best management practices are followed during grading and construction activities.

Mitigation Measure:

1. **Prior to commencing earth-moving activity, the applicant/developer shall prepare and submit a dust control plan to the Mojave Desert Air Quality Management District (MDAQMD) that includes all applicable dust control measures that will be implemented as part of the project and the MDAQMD shall be notified in writing upon the commencement of construction. The dust control plan shall be completed in accordance with MDAQMD requirements and proof of an approved dust control plan shall be submitted to the Development Department prior to the issuance of a grading permit.**
- c. **No Impact** – The project area will include sensitive receptors such as residences when developed, however, this proposal does not include any of the project types listed in the MDAQMD CEQA

Guidelines (11) that would affect these receptors. Additionally, the proposal will not introduce any sensitive receptors to previously existing projects that create substantial pollutant concentrations.

- d. **No Impact** – The proposal consists of a single-family residential subdivision development that does not include any development that would create objectionable odors affecting a substantial number of people and the dust generated by construction activities would be temporary and addressed by Mitigation Measure #1 noted above.

**IV. BIOLOGICAL RESOURCES.** *Would the proposal result in impacts to:*

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (3, Table RE-2; 10; 34)		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (1; 3; 4; 10; 34)				X
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (1; 4)				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (3; 10; 13)		X		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (14)				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan? (3)				X

The City of Victorville is located in southwestern San Bernardino County, in the geographic subregion of the southwestern Mojave Desert known as the Victor Valley and commonly referred to as the "High Desert" due to its approximate elevation of 2,900 feet above sea level. The Victor Valley is separated from other urbanized areas in Southern California by the San Bernardino and San Gabriel mountains (30). The Mojave River flows from the San Bernardino Mountains north to Barstow, then east to Soda Lake and the Mojave National Preserve. Mojave Narrows Regional Park is located to the southeast of the project area and is a virtual oasis in the Mojave Desert. The park consists of approximately 840 acres along the Mojave River and is used for fishing, boating, camping, hiking, and horseback riding. According to the City of Victorville General Plan, the city limits contain the following plant communities: Mojave creosote bush scrub, desert saltbush scrub, rabbitbush scrub, Mojavean juniper woodland and scrub, ruderal (disturbed) communities, Joshua tree woodland, and riparian communities associated with the Mojave River and its floodplain, including transmontane alkali and freshwater marsh, Mojave riparian forest, and southern willow scrub (30).



Explanations:

- a. **Less Than Significant Impact w/Mitigation Incorporated** – A biological habitat assessment was performed by Callyn D. Yorke Ph.D. initially in May 2017 and revisited again September 22, 2018, which found no evidence of species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Further, the biological assessment found the project site previously disturbed from on-going human activity (including walking trails, illegal dumping, off-road vehicle tracks, trash piles, etc.), with a semi-disturbed mixed desert shrub plant community dominated by creosote brush (*Larrea tridentate*), and Russian thistle (*Salsola tragus*). Other plant species observed on-site include, bursage (*Ambrosia dumosa*) and co-dominant ephedra and brome grass (*Bromus* sp.), and schismus (*Schismus* sp.). No sensitive habitats (e.g. wetlands, critical habitats for sensitive species, etc.) have been documented in the area and none were observed during the subject field investigations.

While no species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service were detected on-site, some species are known to potentially be located within the area, and the project site does marginally support habitat for the burrowing owl. Additionally, the project site should be surveyed immediately prior to any construction or grading activities on-site to determine the presence or non-presence of any sensitive species. These measures would ensure that certain species, due to their transient nature (i.e. burrowing owls (*Athene cunicularia*), desert tortoise (*Gopherus agassizii*)) are not present on-site when development occurs. Therefore, the following mitigation measures have been included in order to ensure any impacts are less than significant.

Mitigation Measures:

2. **Pre-construction surveys for Burrowing Owls and other sensitive wildlife species (i.e. Desert Tortoise, Mohave Ground Squirrel, Desert Kit Fox) on the project site and in the surrounding area out to 500 feet (or as otherwise in accordance with California Department of Fish and Wildlife guidelines) shall be conducted no more than 30-days prior to ground disturbing activities in accordance with best practices identified by the California Department of Fish and Wildlife. If ground disturbing activities are delayed for more than 30-days, additional surveys will be required.**
3. **If burrowing owls are observed on the project site during future surveys, mitigations shall be required to reduce impacts to less than significant and will include the following as approved by the California Department of Fish and Wildlife and in accordance with the updated CDFW Staff Report on Burrowing Owl Mitigation (2012):**
  - a. **Occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the California Department of Fish and Game verifies through non-invasive methods either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.**
  - b. **A burrowing owl survey shall be conducted on all portion of the site between September and January to determine the location of active (non-breeding) burrows.**
  - c. **Qualified biologists shall exclude all owls from active burrows using one-way doors. Concurrently, all inactive burrows and other sources of secondary refuge for burrowing**

**owls shall be collapsed and removed from the site.**

- d. Following and 24 to 48 hour observation period all vacated burrows shall be collapsed.**
  - e. A qualified biologist shall conduct a post-exclusion survey confirming the absence of borrowing owls on the site. Should newly occupied burrows be discovered on the site the exclusion shall be repeated.**
  - f. A final clearance survey confirming the absence of active burrowing owls burrows shall be conducted within 30-days of proposed site disturbance.**
- 4. If sensitive wildlife species such as the Desert Tortoise or the Mohave Ground Squirrel, desert kit fox, or nesting birds are detected on the project site during future surveys or assessments, all work on-site shall stop immediately and mitigation measures shall be required to reduce impact to a level of less than significant. Any proposed mitigation measures shall be determined by a qualified biologist, and be approved by the City Planner and the California Department of Fish and Wildlife as applicable in accordance with typical best practices.**

Additionally, because the biological survey is valid for one year for any of the above-mentioned species, the following mitigation measure has been included.

Mitigation Measure:

- 5. Should grading or construction commence after September 22, 2019, a new biological survey shall be filed with the City of Victorville to determine the presence or absence of endangered species on the site. Said survey shall be filed with the City Planner or his designee prior to issuance of a grading permit. The survey shall be valid for a period of one year.**
- b. No Impact** – The project site is not located within any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
  - c. No Impact** – The project site does not include any state or federally protected wetlands as protected under CEQA, Section 1600 of the California Fish and Game Code, or as defined by Section 404 of the Clean Water Act.
  - d. Less Than Significant Impact** – The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites since the site does not include disturbances to any sensitive areas. Additionally, the only identified wildlife corridors of special concern as noted by the Resource Element of the General Plan are located within the area of the Mojave River, which is located approximately three miles from the project site. However, a north-south dry wash on the western border of the subject property is the only corridor of animal dispersal available to mammals and other terrestrial organisms in the immediate vicinity. This narrow wash is immediately adjacent to Highway 395 and will, as an extension of an existing drainage system, remain generally in its current location.
  - e. No Impact** – The City of Victorville maintains a City's Joshua tree (*Yucca Brevifolia*) preservation ordinance, which prohibits the removal of the trees unless following proper procedure and with consent of the City. Additionally, further surveys will be required in conjunction with the mitigation measures proposed in conjunction within subsection "a" of this discussion.

- f. **No Impact** – The plan will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan since there is no adopted Habitat Conservation Plan or Natural Community Conservation Plan in the project area or local region.

**V. CULTURAL RESOURCES.** *Would the proposal:*

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5? (3; 35; 36)
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? (3; 35; 36)
- c) Disturb any human remains, including those interred outside of formal cemeteries? (3; 4; 35; 36)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
	X		
	X		
	X		

**CULTURAL RESOURCES**

According to the City's General Plan, the northern and southern portions of the existing city boundaries have been the locations of much recent growth, necessitating several cultural resource surveys for development projects (30). The northwestern portion of the city around the Southern California Logistics Airport has been surveyed extensively. Those studies encountered numerous archaeological sites and a number of historic-period buildings or other built environment features.

**Explanations:**

- a.-c. **Less Than Significant Impact w/Mitigation Incorporated** - The project area is not known to be in an area with the potential for historical, religious or sacred uses, due to the sites distance from areas with rich potential such as the Mojave River. A Cultural Resources Assessment was prepared by BCR Consulting LLC in June of 2017, which returned no evidence of cultural resources within the boundaries of the subject site. A background search of the proposed project area and in the area surrounding the site was also conducted through the South Central Coastal Information Center (SCCIC) which identified no archaeological or historical resources within the search area/subject site, although eight cultural resources were recorded within 1 mile of the project area.

Based on the outcome of consultation efforts with San Manuel Band of Mission Indians and Morongo Band of Mission Indians as well as the City of Victorville's potential as a resource rich area as far as archaeological/paleontological resources are concerned, monitoring of grading activities when development occurs is a necessary activity associated with any development. Therefore, the following mitigation measure has been included due to the grading and construction activities that will take place on-site. The following mitigation measure in conjunction with the mitigation measures outlined in Section XVII will ensure any impacts are at a minimum brought to a level of less than significant.

Mitigation Measure:

6. **The applicant shall provide for an on-site paleontological/archaeological inspector to monitor all grading operations, or a letter from said licensed professional indicating that monitoring is not necessary during grading. Further, if disturbed resources are required to be collected and preserved, the applicant shall be required to participate financially up to the limits imposed by Public Resources Code Section 21083.2. The results of said monitoring shall be filed with the Development Department prior to the final approval of the project.**

**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?
- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (8,16, 33)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
		X	
		X	

**ENERGY**

The project is a single-family residential development that will be designed to comply with the latest energy code standards. Efforts to reduce heating and cooling cost are the most effective strategy to reduce energy consumption within new homes. Development standards as stipulated within the City's Single-Family Residential Design Guidelines will address efficient building design and on-site electrical generation, combined with the latest state codes will ensure development on the subject site will help accomplish this goal.

## Explanations:

- a.-b. **Less than Significant Impact.** Future development within the project area would be required to include electrical generation on-site as well as to be required specific design standards and sitting standards which would help to reduce energy consumption. Additionally, homes would be required to comply with the latest adopted CA Building and Green Codes. Therefore, impacts to energy resources are considered **less than significant**.

**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.) (7, Figure S-1)
  - ii) Strong seismic ground shaking? (7, Table S-1)
  - iii) Seismic-related ground failure, including liquefaction? (7)
  - iv) Landslides? (5, pg. 22-24; 7, Figure S-3)
- b) Result in substantial soil erosion or the loss of topsoil? (5, pg. 22-24; 7; 27)
- 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? (5, pg. 22-24; 7)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
			X
			X
		X	
			X
			X
			X



- d) Be located on expansive soil, as defined on Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? (5, pg. 22-24; 8)
- 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? (19)

		X	
			X

## GEOLOGY AND SOILS

The project area is located in seismically active Southern California, a region that has experienced numerous earthquakes in the past. The Alquist-Priolo Special Studies Zones Act specifies that an area termed an Earthquake Fault Zone is to be delineated if surrounding faults that are deemed sufficiently active or well defined after a review of seismic records and geological studies. Neither the city nor the project area is located within any Alquist-Priolo Special Studies Zones.

The topography of the city varies considerably from gently sloping and occasionally dissected by an intermittent stream channel to nearly vertical slopes adjacent to the Mojave River. The major environmental factors controlling stability of the steeper hillsides include precipitation, topography, geology, soils, vegetation, and man-made modifications to the natural topography. The subject site is nearly flat, gradually decreasing from south to north with an average elevation of 3,180 feet above mean sea level. The project area is without any significant topographic features.

### Explanations:

- a. **No Impact** – The proposal will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death as the project does not propose development anywhere where it is not already permitted.
- i. **No Impact** - There are no known or suspected fault traces located within the Victorville Planning Area. Additionally, the City Planning Area is not subject to the provisions of Alquist-Priolo Fault Zoning Act.
  - ii. **Less Than Significant Impact** - The City is located in an area with a high potential for severe ground-shaking. However, as a function of development all buildings must comply with the Victorville Municipal Code and the latest adopted version of the California Building Code, which will ensure that the buildings would adequately resist the forces of an earthquake (8).
  - iii. **No Impact** – The proposal is not located within a portion of the City's Planning Area where it is anticipated that liquefaction may occur, as those areas are typically those abutting the Mojave River. While no detailed studies have been prepared that indicate the precise location of areas prone to liquefaction, individual geologic studies can be required by the Building Official should there be concerns on a case by case basis where development is proposed.
  - iv. **No Impact** - The soil at this site consists of Bryman Loamy Fine Sand with slopes ranging from 0 to 5 percent. The project area consists of slopes that are broad, gently to moderately sloping and formed by very deep and well drained soil on terraces. With the low slopes present and proposed improvements on-site, this project and future development will not expose people or structures to adverse effects of landslides.
- b. **No Impact** – As noted, the soil at this site consists of Bryman Loamy Fine Sand with slopes ranging from 0 to 5 percent, which retains a slight hazard of water erosion and a high hazard of soil blowing. Future single-family development is required to install permanent ground cover in landscaped areas

and ensure drainage is directed to adequate drainage facilities both on and off-site. Additionally, required improved (paved) rights-of-way, and on-site development standards will ensure no impacts in regards to substantial soil erosion or the loss of topsoil.

- c. **No Impact** – As previously noted, due to the plan areas insignificant slopes, soil characteristics, and low liquefaction susceptibility, the area is not considered unstable and should not become unstable as a result of this project.
- d. **Less Than Significant Impact** – Typically, soils in the City of Victorville have a low or very low probability of expansive soils as defined in Table 18-1-B of the Uniform Building Code (1994). Additionally, pursuant to Chapter 18 of the 2010 California Building Code, new single-family residential development occurring as a result of this project will be required to submit a geotechnical investigation report and any provision outlined in that document would be required by the City's Building Official.
- e. **No Impact** – Since the project area is not located in a rural subdivision, all development will be required to connect to the City's public sewer system during the construction phase of development and prior to occupancy. No Impact.

**VIII. Greenhouse Gas Emissions. Would the proposal:**

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant effect on the environment? (3; 10)
- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (3; 10)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
		X	
		X	

**Explanations:**

- a. **Less Than Significant Impact** – With the passage of California Assembly Bill AB32, the Global Warming Solutions Act of 2006, jurisdictions are required to reduce their greenhouse gas (GHG) emissions to 1990 levels by 2020. To comply with this legislation, in 2008 the City Council authorized and directed Staff to collaborate with SANBAG to conduct a Countywide GHG inventory and GHG Reduction Plan. With that process complete, the City of Victorville has adopted a Climate Action Plan (CAP) to demonstrate how the City will reduce its GHG emissions in compliance with AB32. The CAP is not additional regulation created by Victorville, inasmuch as the regulation to reduce GHG's already exists under CEQA, including Section 15064.4 Determining the Significance of Impacts from GHG Emissions. The CAP assists in streamlining the CEQA review by allowing developers to demonstrate that their projects are consistent with the CAP by demonstrating compliance through a screening table process that the City has developed along with SANBAG, thus not requiring the developer to conduct a complete GHG analysis on their own for CEQA processing. Absent of their own GHG analysis the developer is subject to the screening table process which allows the developer to choose any of a number of reduction measures through the Performance Standard PS-1 of reduction measures. For a project to meet the reduction goal through the screening tables, 45-points must be achieved. The applicant has submitted a GHG Emission screening table review form indicated that 65-points have been achieved. Since the project is consistent with the CAP, all GHG impacts, including cumulative, will be less than significant.

- b. **Less Than Significant Impact** - No conflict would occur with any established plan, policy or regulation adopted for the purposes of reducing the emissions of greenhouse gases. Refer to conformance measures specified in the above Section a.

**IV. HAZARDS AND HAZARDOUS MATERIALS.** *Would the proposal:*

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (1; 10)
- 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? (1; 10)
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (1; 10)
- d) Be located on a site which is included on a list of hazardous materials site compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (7; 10)
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard of excessive noise for people residing or working in the project area. (1; 4; 10)
- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (7, Fig. S-5)
- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (1; 4; 7)

<i>Potentially Significant Impact</i>	<i>Less Than Significant w/Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
			X
			X
			X
			X
			X
			X
			X

**Explanations:**

- a.-g. **No Impact** - The proposed project poses a low probability of subjecting the public to health hazards since the project does not involve the use of hazardous substances or emit hazardous emissions, nor does it interfere with existing emergency/evacuation plans (7, Fig. S-5). Additionally, the project site is not located in an airport land use plan or within the vicinity of any public or private airstrip that would be affected nor is the site in or near a designated wildland area.

**X. HYDROLOGY AND WATER QUALITY. *Would the proposal:***

- a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? (3; 10; 17; 20)
- b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (1; 3; 10; 21; 27)
- 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: (10; 17; 20)
- i) result in substantial erosion or siltation on- or off-site;
- ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or offsite;
- iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or;
- iv) impede or redirect flood flows?
- d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
			X
	X		
	X		
	X		
			X
		X	
		X	
		X	

**Explanations:**

- a. **No Impact** – The project will not violate any water quality standards, wastewater discharge requirements or degrade surface and/or groundwater quality since the project is required to connect to the City's storm drain system, pay applicable fee's, and utilize on-site retention of storm water via basins and landscape swales. Additionally, no allowances are included in the proposal that will adversely affect existing standards and requirements.
- b. **Less Than Significant Impact w/Mitigation Incorporated** – At the present time the area under the jurisdiction of the Mojave Water Agency (MWA) by existing contract is entitled to 50,800 acre feet per year of supplemental water from the California aqueduct. This entitlement has been available for decades. Only 7,000 acre feet per year of the 50,800 acre feet has been committed to the Morongo Basin, leaving 43,800 acre feet available to supplement water resources for water purveyors under the jurisdiction of the MWA. In addition, MWA approved a water transfer on March 26, 1996, which increased the entitlement for this area to 75,800 acre-feet per year (3).



The water demand for the future 55-lot single-family residential subdivision is approximately 43 acre-feet per year based on 0.7785 acre-feet per year per dwelling unit assuming 695 gallons per day per dwelling unit. New development creates additional demand for the Victorville Water District, who is the water purveyor for this site and as such may have to purchase replacement water if the district exceeds the free production allowance as stipulated in the final Judgment to the Mojave Basin Area Adjudication that was entered on January 10, 1996. However, this project is in accordance with the General Plan Land Use designation and underlying residential density established by the R-1 Zone District, and it is therefore assumed that the needs of this project were subsequently planned for and not anticipated to substantially deplete groundwater supplies. Since the project is less than 500 units, the proposal is not subject to SB 610 and SB 221. Additionally, the applicant is required to obtain a will serve letter from the Victorville Water District. Therefore, the following mitigation measure has been included in order to ensure water availability for the project is maintained.

Mitigation Measures:

- 7. A “Water Will Serve” letter shall be obtained by the applicant/developer from the Victorville Water District prior to the recordation of any final map included in this proposal.**

Further, any new construction shall employ all water conservation measures outlined in the State Appliance Efficiency Standards as enforced by the Building Division as part of obtaining a building permit for the development in addition to the water conservation measures required by the City’s Municipal Code, which includes drought tolerant landscaping, further reducing the water demand of new residential development that occurs as a result of this proposal.

- c. Less than Significant Impact w/Mitigation Incorporated** – The project will not substantially alter the existing drainage pattern of the site or area as there are no existing streams or rivers that traverse the area. The project includes a basin at Pena Road and Olivera Road and will connect to a storm drainage system, which will alleviate any negative impacts due to increased runoff. In addition, the City has adopted a flood drainage fee, which is assessed on all properties in the City and is to be used for constructing drainage structures. Further, the City’s Municipal Code requires improvements to curbs, gutters, sidewalks, pavement widening and necessary drainage facilities when development takes place, which will bring any impacts resulting from the alteration of existing drainage patterns to a level of non-significance. Lastly, all projects are required to comply with National Pollutant Discharge Elimination System (NPDES) requirements, including permits prior to grading permit issuance.

Mitigation Measure:

- 8. Prior to issuance of a grading permit the applicant shall obtain coverage under the statewide general NPDES permit for control of construction and post-construction related storm water in accordance with the requirements of the Small MS4 General Permit. In addition, the applicant shall:**
  - **Prepare a project specific Storm Water Pollution Prevention Plan (SWPPP) as required in the NPDES permit and shall identify site-specific erosion and sediment control best management practices that will be implemented;**
  - **The SWPPP shall be applicable to all areas of the project site including construction areas, access roads to and through the site, and staging and stockpile areas; and**
  - **Temporary best management practices for all components of the project must be implemented until such time as permanent post-construction best management practices are in place and functioning.**

i-iv **Less Than Significant Impact w/Mitigation Incorporated** – See “c” above.

The project will not 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 since the proposal is required to pay a flood drainage fee and all development is required to retain drainage on-site, as well as gain approval from the Engineering Department of a Hydrology Study and a Preliminary Water Quality Management Plan (37 & 38). Additionally, since the development as proposed is permitted by existing standards in the project area, approval of this tentative tract map will not increase runoff water more than what would be currently permitted and would not impede or redirect current flows. Lastly, Title 16 requires permeable surfaces within all landscape area, and requires landscaping, which will replenish existing aquifers and reduce runoff.

- d. **Less Than Significant Impact** - The project will not expose people or structures to a significant risk of loss, injury or death involving flooding as no flood hazards traverse the project area nor is the site subject to inundation by seiche, tsunami, or mudflow as there is no evidence suggesting potential for these hazards.

**XI. LAND USE AND PLANNING.** *Would the proposal:*

- a) Physically divide an established community? (4)
- 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? (1, Table LU-2; 1, Figure LU-1; 2; 33)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
			X
			X

## Explanations:

- a. **No Impact** – The project will not disrupt or divide an established community since the project area and the surrounding areas are designated for single-family residential development. Additionally, no development exists on the project site and the proposed development will connect to existing streets and conform to the development pattern in the area.
- b. **No Impact** – The project will not conflict with the General Plan’s Land Use Plan or Development Code since proposal is in accordance with all development standards and density requirements outlined in those documents, including an approximate density of 3.4 units per acre, which does not exceed the General Plan or Development Code density allowances of 5 units per acre.

**XII. MINERAL RESOURCES.** *Would the proposal:*

- a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state? (3, Fig. RE-1)
- 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? (3, Fig. RE-1)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
			X
			X

**MINERAL RESOURCES**

Naturally occurring mineral resources within the city include sand, gravel, or stone deposits that are suitable as sources of concrete aggregate, located primarily along the Mojave River (3).

Explanations:

- a & b. **No Impact** – The proposed project is located in an area designated as MRZ-3a by the State Department of Conservation, Division of Mines and Geology's Mineral Land Classification Report entitled "Mineral Land Classification of Concrete Aggregate Resources in the Barstow – Victorville Area, San Bernardino County, California." This designation notes that areas within its boundaries may contain significant aggregate deposits, however, further exploration work would be required to explore the sites potential. Since mining operations in the City of Victorville and its surrounding areas have historically been located along the Mojave River and in the North Mojave and Northern Expansion planning areas, it is unlikely that the project site contains mineral resources that would be locally important or of value to the residents of the State.

**XIII. NOISE.** *Would the proposal 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? (1; 10; 15, Tables N-2 & N-3; 28)
- b) Generation of excessive groundborne vibration or groundborne noise levels? (10)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
		X	
		X	

Explanations:

- a. **Less Than Significant Impact** – The City of Victorville General Plan Noise Element identifies residential land uses as being sensitive to noise. Noise levels of up to 65 decibels (dB) are considered normally acceptable without any special noise insulation requirements since normal construction techniques reduce the exterior noise level by 20 decibels (dB). Therefore, since the project is in accord with existing land use allowances, noise levels generated as a result of the single-family residential subdivision should not exceed those standards outlined in the General Plan and the Municipal Code. However, temporary or periodic increase in ambient noise levels in the project vicinity will increase when events such as construction activities occur. While these events will increase ambient noise levels in the short term, they are typical short term increases that would be assumed under existing development standards. Additionally, the Victorville Municipal Code anticipates such occurrences and accordingly regulates such activities through base ambient noise level time frames that will mitigate potential adverse impacts
- b. **Less Than Significant Impact** – The proposed single-family residential subdivision does not have the potential to expose persons to or generate excessive ground borne vibration or ground borne noise levels in the long term. Short term vibration may occur during construction and grading activities, however, these impacts will cease when construction is complete to a level of no impact.



**XIII. POPULATION AND HOUSING.** *Would the proposal:*

- a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (4; 6; 10; 12; 31; 33)
- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (4; 6; 10)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
		X	
			X

**Explanations:**

- a. **Less Than Significant Impact** – The proposed project will increase the population within the City of Victorville by approximately 189 people based on 3.43 people per dwelling unit. However, the residential project area is designated as Low Density Residential in the General Plan, and is zoned R-1, which allows up to 5 units per gross acre respectively. The density of the proposal is approximately 2.9 dwelling units per gross acre, less than is otherwise permitted. While the proposed plan may induce population growth in the project area, the potential growth outlined by the Regional Housing Needs Assessment (RHNA) and the Southern California Association of Governments (SCAG) housing allocation assigned for the 2014-2021 planning period (31) for the City as a whole will far outpace any growth in the project area. Additionally, the project abuts Mesa View Road and Pena Road (64-foot wide Collector Roadways), which should have the capacity to serve the site once completed, and will aid in offsetting the impacts induced growth in the area.

Therefore, although the project and its direct and indirect components are likely to induce growth, it is unlikely the project will induce substantial population growth in excess of the forecasts previously identified by SCAG in the RHNA assigned for the 2014-2021 planning period; resulting in a project that will have a less than significant impact.

- b. **No Impact** – The proposed project will not displace substantial numbers of existing people or housing as no existing housing or areas currently designated for housing will be removed or reduced.

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

- a) Fire protection? (10)
- b) Police protection? (10)
- c) Schools? (10)
- d) Parks? (10)
- e) Other public facilities? (10)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
		X	
		X	
		X	
		X	
		X	



## Explanations:

a.-e.

**Less Than Significant Impact** - The proposed development will result in an increase in public services. Consequently, the public service agencies may need to provide additional services for the proposed development, which may result in the need for increased budgets. However, development impact fees and tax revenue due to increased population and property taxes should off-set any increased budget needs. With regard to capital facilities, development impact fees will be utilized by the public service agencies to ensure the appropriate levels of capital resources necessary to serve the development. Further, the development will be subject to other fees and assessments (i.e. sewer connection fees, green building fee, school fees, etc.) that will reduce the impact of this development to a less than significant level (16).

**XV. RECREATION. Would the proposal:**

- 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? (10; 16)
- 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? (10; 16)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
		X	
		X	

**RECREATION**

The city currently has 147.9 acres of parkland, which comprises 20 parks and recreation centers. These park facilities range in size from the 1-acre Activity Center on Hesperia Road to the 28.4-acre Hook Park on Joshua Street. The city also has 210.0 acres of public golf courses (Green Tree and Westwinds (currently closed)) and one 52-acre nature park (Rockview Nature Park). The major regional recreational areas within and near the city are the Mojave Narrows Regional Park (840 acres), Lake Gregory (150 acres), and Mojave River Forks (1,100 acres). The three parks are operated by the County of San Bernardino Regional Parks system.

## Explanations:

- a. **Less Than Significant Impact** – Due to the potential increase in population caused by residential development as noted in the “Population and Housing” section, it is likely that the use of local recreational facilities will increase. While increases in use may occur, all development would be required to pay development impact fees, which would offset the cost of maintenance of existing facilities and development of new facilities as needed.
- b. **Less Than Significant Impact** – As noted, due to the potential population increase, it is possible that the construction of new recreational facilities would be necessary. However, it is unlikely the expansion of existing recreational facilities will occur immediately or have an adverse physical effect on the environment as a result of this project. Therefore, any adverse physical effects on the environment will be considered less than significant impacts.

**XVI. TRANSPORTATION.** *Would the proposal result in:*

- a) Conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths? (10; 12; 17; 22)
- b) For a land use project, would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3 Subdivision (b)(1)? (10; 12; 25)
- c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2)? (10; 12; 25)
- d) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (10; 12; 22)
- e) Result in inadequate emergency access? (4; 10; 29)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
		X	
		X	
			X
			X
		X	

**Explanations:**

- a. **Less Than Significant Impact** – The City of Victorville is regulated by the congestion management plan enforced by the San Bernardino Associated Governments (SANBAG), which requires all segments of that plan to operate at a level of service of “E” or better, while the City’s Circulation Element mandates a level of service of “D” or better within the City at build-out. In evaluating Level of Service, existing land use designations were applied. Development of the project will result in increased generation of vehicular trips; which will impact master planned roadways in the short term. However, this short-term increase will be mitigated through the assessment of development impact fees, which provides funding for the construction of roadways and roadway improvement to reduce the impacts of additional vehicular traffic. These new roadways and associated improvements funded through development impact fees will ensure that the measures outlined Circulation Element of the General Plan will be completed as applicable in order to bring any potential impact to a level of less than significant. In addition, the project abuts Mesa View Road and Pena Road (64-foot wide Collector Roadways), which should have the capacity to serve the site once completed, and these roadways will be required to be improved to a minimum of half-width due to their location abutting the project and required fire access.
- b. **Less Than Significant Impact** – As noted above, the City of Victorville is regulated by the regional congestion management plan which dictates a level of service grade for roadways not a calculation of vehicle miles traveled as noted by CEQA Section 15064.3. However the project is located within less than one-half mile of public transit stop and a major transit corridor, Highway 395, and therefore in compliance with Section 15064.3 is considered less than significant.
- c. **No Impact** – The proposed project is a 55-lot single-family residential subdivision and is not a transportation project and is therefore not applicable to Section 15064.3 (b)(2).
- d. **No Impact** – The proposed tentative tract will not introduce dangerous design features into the project area, and will not alter existing rights-of-way locations or modify best practices outlined in the Circulation Element of the General Plan. Additionally, roadway construction and development will require adherence to Standard Specifications for Public Improvements.

- e. **Less Than Significant Impact** – The proposal will incorporate minimum road width standards in accordance with San Bernardino County Fire Protection District ordinances. Additionally, the tentative tract will be conditioned to provide a minimum amount of paved roadway access points as determined by applicable San Bernardino County Fire Protection District ordinances.

# **XVIII. TRIBAL CULTURAL RESOURCES.**

- a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in public resources code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American Tribe, and that is:
- i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined by Public Resources Code section 5020.1(k), or
  - ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe?

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
	X		
	X		
	X		

## **Explanations:**

- a) **Less Than Significant Impact w/Mitigation Incorporated** – As noted on the Section V explanation, the project area is not known to be in an area with the potential for historical, religious or sacred uses, due to the sites distance from areas with rich potential such as the Mojave River. However, a Cultural Resources Assessment was prepared by BCR Consulting LLC in June of 2017, which returned no evidence of cultural resources within the boundaries of the subject site. A background search of the proposed project area and in the area surrounding the site was also conducted through the South Central Coastal Information Center (SCCIC) which identified no archaeological or historical resources within the search area/subject site, although eight cultural resources were recorded within 1 mile of the project area.

Based on the outcome of consultation efforts with San Manuel Band of Mission Indians as well as the City of Victorville's potential as a resource rich area as far as archaeological/paleontological resources are concerned, monitoring of grading activities when development occurs is a necessary activity associated with any development. Therefore, mitigation measure #6 located within Section V of this document was included due to the grading activities that will take place on-site.

Four interested area Tribes were notified of the project per the AB52 process on January 1, 2018, which resulted in requests for tribal consultation from the San Manuel Band of Mission Indians (SMBMI). None of the three remaining tribes responded to the notice provided pursuant to the requirements of AB52. SMBMI has stated they do not have any concerns regarding cultural and/or tribal resources on the subject site however they have asked for mitigation measures be included

that address the inadvertent discovery of resources during grading operations. Consequently, Staff has included the following mitigation measures.

Mitigation Measures:

9. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.
10. If the remains are determined to be prehistoric, the County Coroner will notify the Native American Heritage Commission (NAHC), which will determine a Most Likely Descendant (MLD). With the permission of the landowner or their authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours from the time access to the site is granted by landowner or their authorized representative. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials
11. In the event that Native American cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, Cabazon Band, Morongo Band, San Manuel Band, and Twenty-nine Palms Band of Mission Indians will be contacted if any such find occurs and be provided information and permitted/invited to perform a site visit when the archaeologist makes his/her assessment, so as to provide Tribal input. The archaeologist shall complete an isolate record for the find and submit this document to the applicant and Lead Agency for dissemination to the Cabazon Band, Morongo Band, San Manuel Band, and Twenty-nine Palms Band of Mission Indians
12. If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archaeologist shall contact the Cabazon Band, Morongo Band, San Manuel Band, and Twenty-nine Palms Band of Mission Indians ("Tribe"). If requested by the Tribe, the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.).
13. If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, an SOI-qualified archaeologist shall be retained to develop a cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan, the drafts of which shall be provided to Cabazon Band, Morongo Band, San Manuel Band, and Twenty-nine Palms Band of Mission Indians for review and comment.
  - a. All in-field investigations, assessments, and/or data recovery enacted pursuant to the finalized Treatment Plan shall be monitored by a San Manuel Band of Mission Indians Tribal Participant(s) as well as tribal participants from the Cabazon Band, Morongo Band, and Twenty-nine Palms Band of Mission Indians at their discretion.
  - b. The Lead Agency and/or applicant shall, in good faith, consult with Cabazon Band, Morongo Band, San Manuel Band, and Twenty-nine Palms Band of Mission Indians on the disposition and treatment of any artifacts or other cultural materials encountered



**during the project**

- 14. If disturbed resources are required to be collected and preserved, the applicant shall be required to participate financially up to the limits imposed by Public Resources Code Section 21083.2.**

**XVIX. UTILITIES AND SERVICE SYSTEMS. Would the project:**

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? (3; 16; 19; 30)
- b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (1; 3; 10; 21; 27)
- 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? (3; 16; 19; 30)
- d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure? (3; 10; 30)
- e) Negatively impact the provision of solid waste services reduction goals? Comply with federal, state, and local statutes and regulations related to solid waste? (3)
- f) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (3)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
		X	
	X		
		X	
		X	
			X

**Explanations:**

- a. **Less Than Significant Impact** – As noted in Section XIII of this document, a complete build-out of the project area would result in an increase of approximately 189 people. This increase would create an additional demand on existing facilities. Current facilities may need to be improved, updated, or current expansion plans expedited if deemed necessary as a result of cumulative projects in the City. However, the proposal itself will not immediately require the construction or expansion of water or wastewater facilities as each building permit for new home construction associated with this proposal will pay associated development impact and Victor Valley Wastewater Reclamation Authority (VWRA) fees that are intended to fund the ongoing maintenance and expansion/construction of facilities as needed. Therefore, since the project will not directly require the construction or expansion of water or wastewater treatment facilities, this project will have a less than significant impact.
- b. **Less Than Significant With Mitigation Incorporated** – At the present time the area under the jurisdiction of the Mojave Water Agency (MWA) by existing contract is entitled to 50,800 acre feet per year of supplemental water from the California aqueduct. This entitlement has been available for decades. Only 7,000 acre feet per year of the 50,800 acre feet has been committed to the Morongo Basin, leaving 43,800 acre feet available to supplement water resources for water purveyors under the jurisdiction of the MWA. In addition, MWA approved a water transfer on March 26, 1996, which

increased the entitlement for this area to 75,800 acre-feet per year (3).

The water demand for the future 55-lot single-family residential subdivision is approximately 43 acre-feet per year based on 0.7785 acre-feet per year per dwelling unit assuming 695 gallons per day per dwelling unit. New development creates additional demand for the Victorville Water District, who is the water purveyor for this site and as such may have to purchase replacement water if the district exceeds the free production allowance as stipulated in the final Judgment to the Mojave Basin Area Adjudication or if the District finds insufficient water supplies exist following normal or dry years. However, this project is in accordance with the underlying residential density established by the General Plan and zoning designation and it is therefore assumed that the needs of this project were subsequently planned for. Additionally, the applicant will need a will serve letter from the Victorville Water District. Therefore, the mitigation measures outlined in Section IX(b) entitled "Hydrology and Water" of this Initial Study have been included in order to ensure water availability for the project.

- c. **Less Than Significant Impact** – With the City's Capital Improvement Program & Sewer Master Plan System, as well as future and recent expansions by the Victor Valley Wastewater Reclamation Authority (VWWRA), it is anticipated that the impacts of this project will be minimal. Additionally, each individual single-family residence developed as a result of this project will pay associated development impact and VWWRA fees that are intended to fund the ongoing maintenance and expansion/construction of facilities as needed. Therefore, the VWWRA should have adequate capacity to serve the projects projected demand in addition to the provider's existing commitments in conjunction with associated fees and existing plans.
- d.–e. **Less Than Significant Impact** – The City of Victorville deposits trash at the Victorville Landfill, which is operated by the Solid Waste Management Division of the San Bernardino County Public Works Department in accordance with a Waste Disposal Agreement between the City and the County. The Victorville landfill currently operates on 67 acres of a total 491 acre property with a capacity of 1,180 tons per day. With a planned expansion, as summarized in a Joint Technical Document prepared by the Solid Waste Management Division, the overall capacity will raise to 3,000 tons per day by expanding from a 67 acre operation to an approximately 341 acre operation. With this planned expansion and additional daily acceptance capabilities, the impacts of this project at total build out will be less than significant.
- f. **No Impact** – Since the project does not include a land use that would produce hazardous waste, or change current solid waste collection and disposal programs, there will be no impact as a result of this proposal. However, the City has adopted a hazardous waste management plan as required by Federal and State laws.

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

- a) Impair an adopted emergency response plan or emergency evacuation plan?
- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or other uncontrolled spread of a wildfire?
- 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

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a)				X
b)				X
c)				X

or that may result in temporary or ongoing impacts to the environment?

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

			X

- a.-d. **No Impact** – The project is not located within or near a state responsibility area according to the FRAP map.

## XIX. 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? (1; 3; 10; 13)
- 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. (10; 25; 30)
- c) Does the project have environmental effects that will cause substantial adverse affects on human beings, either directly or indirectly? (1; 2; 10; 33)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
		X	
		X	
			X

### Explanations:

- a. **Less Than Significant Impact** – Since the project does not remove open space, and properly mitigates impacts to sensitive wildlife species, as well as plant and animal communities, this project will a less than significant impact.
- b. **Less Than Significant Impact** – The proposed project, consisting of 55 residential lots are not considered regionally significant pursuant to Section 15206 of the CEQA Guidelines. CEQA Section 15206(b) notes that a residential development of more than 500 dwelling units may be regionally significant as determined by the lead agency. Therefore, the proposals impacts that are individually limited, but cumulatively considerable should be less than significant as the proposed tentative map consisting of 55 dwelling units is well below the 500 dwelling unit threshold established by CEQA.
- c. **No Impact** – As previously noted earlier in this document, the project does not create hazardous waste or remove any open space. Additionally, the proposal will be developed in accordance with the existing land use allowances, density, and development standards, which have been adopted in order to ensure development does not create environmental effects with substantial adverse impacts to human beings.

## **XVII. EARLIER ANALYSES.**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case a discussion identifies the following:

- a) **Earlier analyses used.** Earlier analyses are identified and stated where they are available for review.
- b) **Impacts adequately addressed.** Effects from the above checklist that were identified to be within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards are noted with a statement 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 Incorporated", describe the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project are described.

**Authority:** Public Resources Code Sections 21083 and 21087.

**Reference:** Public Resources Code Sections 21080(c), 21080.1, 21083, 21083.3, 21093, 21094, 21151; *Sundstrum v. County of Mendocino*, 202 CalApp 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors*, 222 CalApp 3d 1337 (1990).



## REFERENCES

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3. 2030 City of Victorville General Plan Resource Element.
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12. 2030 City of Victorville General Plan Circulation Element.
13. United States Bureau of Land Management California Desert Conservation Area, 1988.
14. Chapter 13.33 of the Victorville Municipal Code.
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35. Cultural Resources Assessment prepared by BCR Consulting LLC in June of 2017
36. DOC (California Department of Conservation, Division of Land Resource Protection) A Guide to the Farmland Mapping and Monitoring Program, Table A-28
37. Hydrology Study prepared by Kimley Horn and Associates LLC; November, 2018
38. Preliminary Water Quality Management Plan prepared by Kimley Horn and Associates LLC; February, 2019.
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