39-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION PROJECT PLAN21-00039 INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Prepared for:
City of Victorville Development Department
14343 Civic Drive, PO Box 5001
Victorville, CA 92393

Prepared by:
Lilburn Corporation
1905 Business Center Drive, South
San Bernardino, CA 92408

October 2024

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ENVIRONMENTAL CHECKLIST

Initial Study/Mitigated Negative Declaration

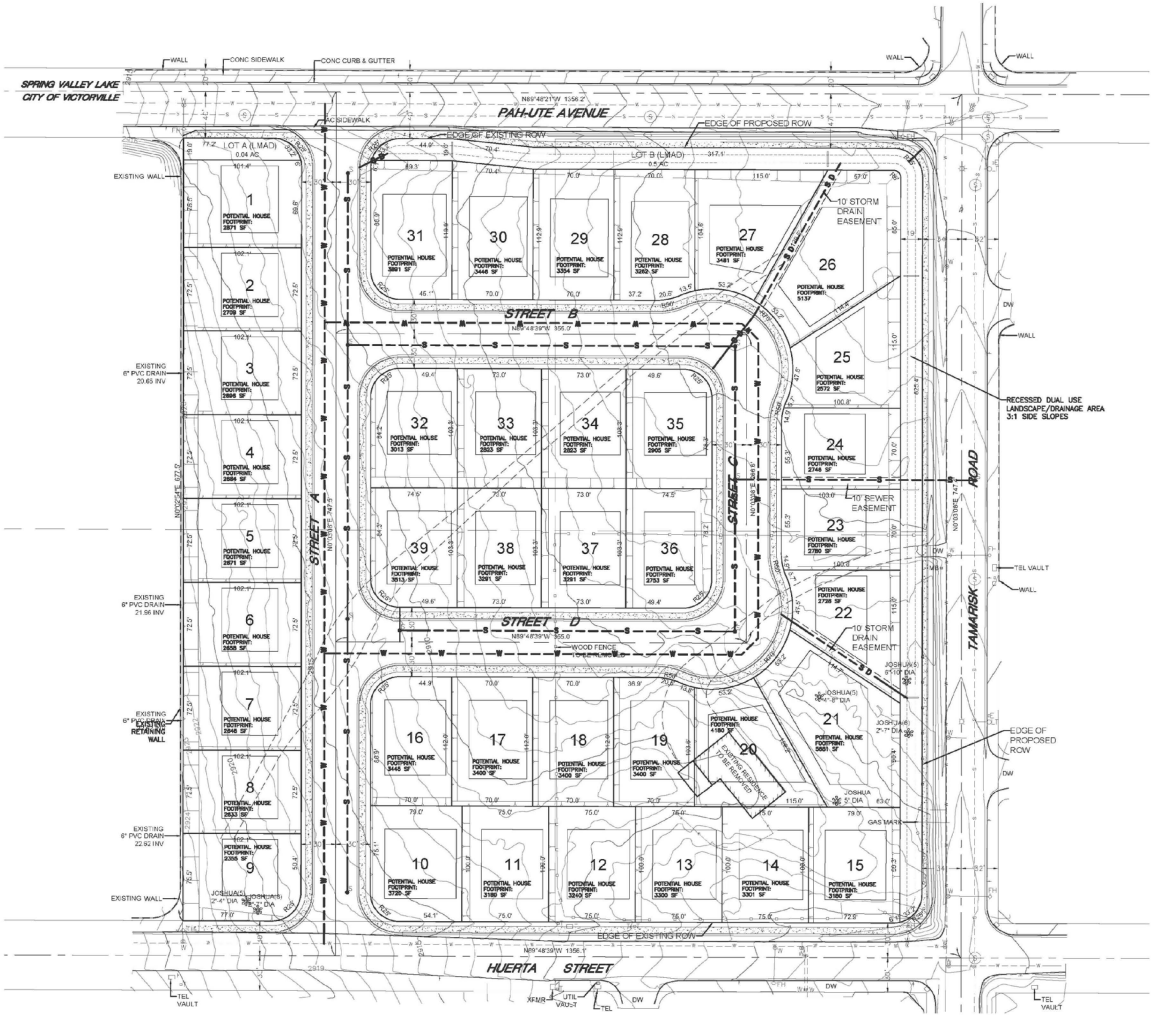
1.	**Project Title:**	39-Lot Single-Family Residentail Subdivision – Project PSUB21-00015
2.	**Lead Agency Name and Address:**	City of Victorville Planning Department 14343 Civic Drive, PO Box 5001 Victorville, CA 92393
3.	**Contact Person and Phone Number:**	Travis Clark City of Victorville Planning Division Senior Planner (760) 955-5135
4.	**Project Location:**	APN 0482-031-01, 02, 07, and 08
5.	**Project Sponsor:**	MONK Capital Group Cindy Alfandi 13031 Beach Street, Cerritos CA 90703 memon92563@yahoo.com 818.658.6141
6.	**General Plan Designation(s):**	Low Density Residential
7.	**Zoning Designation:**	R-1 (Single-Family Residential)

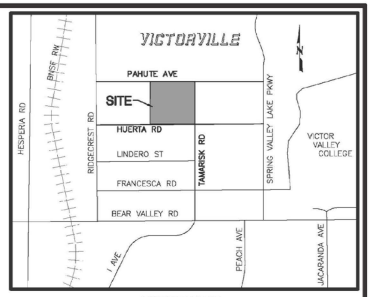
8. Description of Project and Existing Setting:

Project Overview

MONK Capital Group is requesting the entitlement of a Tentative Tract Map (No. 20489) to include 39 single-family residential lots and a retention basin that would be constructed on an approximately 10-acre site identified as APN: 0482-031-01, -02, -07, and -08. The Proposed Project includes a total building coverage of approximately 95,000 square-feet (sf), 152,214 sf of hardscape area (asphalt roads & sidewalks) and 183,088 sf of pervious area (see Figure 1, Site Plan). The property is within a primarily scattered residential area of the High Desert in the City of Victorville. Desert vegetation including Joshua trees and creosote bush scrub are found on site. The Project Site currently has one single family residence that will be removed, and the rest of the Project Site is vacant.

The Project Site is located in the southeast portion of the City of Victorville (see Figure 2, Regional Location). The Project Site is located on the southwest corner of Pahute Avenue and Tamarisk Road (see Figure 3, Project Vicinity). Street A will serve as access for ingress and egress to the Proposed Project (see Figure 3, Site Plan). The General Plan designation for the property is Low Density Residential in the Zoning District of R-1 (Single-Family Residential); the Proposed Project is an allowable use under the current land use designations.



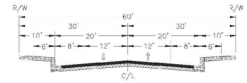


VICINITY MAP
N.T.S.

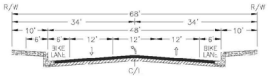
BUILDING SETBACKS

FRONT:	20'
STREET-SIDE:	10'
STREET-INTERIOR:	5'/10'
REAR:	20'

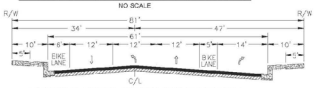




TYPICAL SECTION - STREETS A, B, & C
NO SCALE



TYPICAL SECTION - PAHUTE RD & TAMARISK RD.
NO SCALE



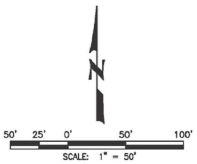
TYPICAL SECTION - INTX PAHUTE/TAMARISK
NO SCALE

LEGEND

BSL	INDICATES BUILDING SETBACK LINE
CONC	INDICATES CONCRETE
DW	INDICATES DRIVEWAY
E	INDICATES ELECTRIC BOX
FH	INDICATES FIRE HYDRANT
LT	INDICATES LIGHT STANDARD
S	INDICATES SIGN
S	INDICATES SEWER MANHOLE
T	INDICATES TELEPHONE BOX
W	INDICATES WATER METER
WV	INDICATES WATER VALVE
	INDICATES JOSHUA TREE
2920	INDICATES EXISTING CONTOUR
	INDICATES PROPERTY LINE

UTILITY PURVEYORS:

ELECTRIC:	SOUTHERN CALIFORNIA EDISON COMPANY 12353 HESPERIA ROAD VICTORVILLE, CALIFORNIA 92395 (760) 951-3190	SEWER:	CITY OF VICTORVILLE 14343 CIVIC DRIVE - P.O. BOX 5001 VICTORVILLE, CALIFORNIA 92393-5001 (760) 955-5087
GAS:	SOUTHWEST GAS 13471 MARIPOSA ROAD VICTORVILLE, CALIFORNIA 92392 (760) 951-4035	TELEPHONE	FRONTIER COMMUNICATIONS 9 SOUTH 4TH STREET REDLANDS, CALIFORNIA 92373 (909) 748-6940
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REGISTERED PROFESSIONAL ENGINEER E. CARY PACKER No. C-51752 CIVIL STATE OF CALIFORNIA

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2222 U.S. HIGHWAY 18, APPLE VALLEY, CA 92307
760.240.8000 | MERRELL-JOHNSON.COM

PRELIMINARY SITE EXHIBIT FOR TENTATIVE TRACT MAP NO. 20489
APN 0482-031-01, 02, 07 & 08
VICTORVILLE, CALIFORNIA
FOR:
MONK CAPITAL GROUP

DRAWN BY: LR
DATE: 10/24/23
JOB NO. 3785.001
SHEET 1 OF 1

Plotted: 24 October 2023 - 2:15pm P:\3785\001 Monk Capital Group (TTM for APN 0482031-01, 02, 07, and 08)\SITE PLAN\3785001.dwg - Site Plan - Merrell Johnson Companies

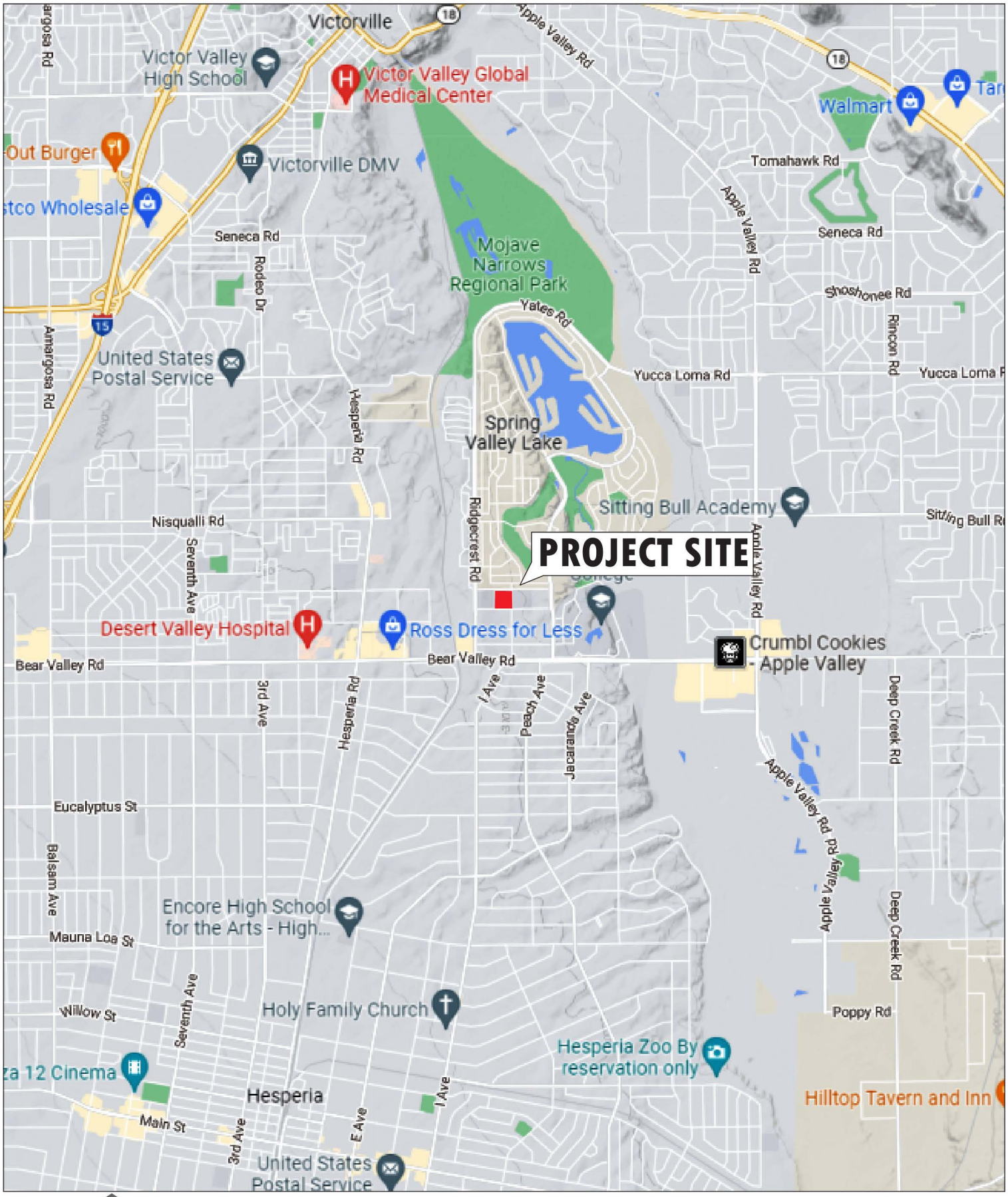
SITE PLAN

TTM No. 20489

City of Victorville, California

FIGURE 1

LILBURN CORPORATION



N

0 1 Mile

LILBURN CORPORATION

REGIONAL LOCATION

TTM No. 20489

City of Victorville, California

FIGURE 2



N

0 200

Feet

LILBURN CORPORATION

PROJECT VICINITY

TTM No. 20489

City of Victorville, California

FIGURE 3

Proposed Operations

Operations of the Proposed Project will include 39 single-family residential dwelling units. Typical residential operations would occur within the subdivision.

Access

The project would include a primary entrance/exit, from a new street (Street A) and will also serve as an emergency access. (See Figure 1-Site Plan).

Construction and Schedule

The construction of the Proposed Project is anticipated to start early 2023 and with an anticipated completion date of the year 2024. Construction will include site preparation, on-site streets, and demolition of an existing residence on-site. The Proposed Project would be fully operational in 2024.

9. Surrounding Land Uses and Existing Setting:

The Project Site is surrounded by the following land uses (See Figure 3 Project Vicinity):

- North Property Line – Residential (Zoned R-1)
- East Property Line – Lakeview Leadership Academy (Zoned R-2T)
- South Property Line – Vacant Land and San Bernardino County Fire Station (Zoned R-2T)
- West Property Line – Endeavor School of Exploration (Zoned R-1TB1)

10. Other Public Agencies

The following permits and regulations are applicable to the project and involve other public agencies whose approval may be required:

- Mojave Water Agency
- Lahontan Regional Water Quality Control Board
- Mojave Desert Air Quality Management District

11. Tribal Consultation

The City of Victorville commenced the AB 52 process by sending out consultation invitation letters on September 21, 2022, to tribes previously requesting notification, pursuant to Public Resources Code section 21080.3.1. The San Manuel Band of Mission Indians (SMBMI) responded to the notification and requested the Cultural Resources Report prepared for the project and other project plans. After review of the project and the report, the SMBMI commented on 9/27/2022 that due to the nature and location of the proposed project, and given the CRM Department's present state of knowledge, YSMN does not have any concerns with the project's implementation, as planned, at this time. However, SMBMI recommended standard Mitigation Measures for Cultural and Tribal Cultural Resources that have been included as Mitigation Measures in this Initial Study.

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.

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

Environmental Determination

On the basis of the initial evaluation:

☐ I find the proposed 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 or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

☐ I find that the proposed project MAY have a "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 proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Name, Title	Date

I. Aesthetics *Except as provided in Public Resources Code Section 21099, would the project:*	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b. 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, 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 a 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. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Existing Environmental Setting

The City'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. Joshua trees are a notable aesthetic feature in the City in addition to being protected under the California Endangered Species Act. The Joshua tree is a locally protected archetypal plant of the Mojave Desert that may live several hundred years and provides habitat for a variety of native wildlife species.

Discussion

a. The City of Victorville General Plan (General Plan) identifies the importance of conservation of local scenic resources such as natural and cultural resources and how they are necessary assets for the community.[1] The Project Site is located south of Pahute Avenue, north of Huerta Street, east of Ridgecrest Road, and east of Tamarisk Road within the City of Victorville, San Bernardino County, California. The vista from the Project Site includes residential to the north, Lakeview Leadership Academy to the east, vacant and land San Bernardino County Fire Station to the south, and Endeavor School of Exploration to the west. The proposed development of the 39 single-family residences would be comparable in height to the nearby one-story and two-story residences located to the north of the Proposed Project. The land use of the Proposed Project is Low Density Residential and is consistent with the General Plan. Additionally, the General Plan does not identify the Project Site and/or any scenic vistas in the vicinity of the Project Site. The development of future homes would be required to conform with the applicable development standards of the Victorville Municipal Code, the development of the Proposed Project will have a less

[1] Victorville General Plan. 2030. Page R-1.

than significant impact on scenic vistas. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

b. No Impact. The Project Site does not contain significant features such as rock outcroppings, and/or historic buildings that could potentially be damaged by development of the Project Site. According to the Victorville's 2030 General Plan Environmental Impact Report (General Plan EIR), there are no existing or proposed state scenic highways in the Planning Area[2].[3] Joshua trees would be removed via an Incidental Take Permit to be issued by the California Department of Fish and Wildlife to allow for development of the lots. Therefore, no significant impacts are identified or anticipated, upon approval of Joshua tree removal as outlined in the Biological Resources Discussion (see Section IV).

c. The Proposed Project would involve the development of 39 single-family dwelling units for residential use. 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 of public views. The Proposed Project would not substantially degrade the existing visual character or degrade any existing public views that are publicly accessible from a vantage point. The General Plan designation for the property is Low Density Residential in the Zoning District of R-1 (Single-Family Residential), the entire Project Site would be in conformance with the General Plan and the Proposed Project would be an allowable use. Furthermore, uses adjacent to the Project Site include a single-family use to the north and east, vacant land and single-family use to the south, and Endeavor School of Exploration to the West. Implementation of the Proposed Project would be comparable to adjacent uses and would not conflict with applicable zoning and other regulations governing scenic quality. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

d. The development of the 39 single-family dwelling units would not generate a significant amount of light and glare when compared to the surrounding area which includes existing lighting from urban development including streetlighting and residential lighting. The design and placement of light fixtures within the future new development would be reviewed for consistency with City standards under Section 16-3.08.090(b) of the Development Code and subject to City-approval. Standards require shielding, diffusing, and indirect lighting to avoid glare. Lighting would be selected and located to confine the area of illumination to on-site streets. Lighting would be consistent with adjacent residential development to the south, north, and east and the school to the west. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

References

Caltrans. *California State Scenic Highway System Map.* Accessed 5/18/22 from https://www.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfcc19983

[2] 2030 General Plan Environmental Impact Report. Page 5.1.1

[3] https://www.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfcc19983. Accessed 5/18/22.

II. Agriculture and Forest Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 Dept. 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 the 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?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion

a. The California Department of Conservation identifies the Project Site as "Grazing Land.[4]" Grazing land is land on which the existing vegetation is suited to the grazing of livestock. No prime farmland, unique farmland, or farmland of statewide importance occurs at the Project Site or in its immediate vicinity. Development of the vacant Project Site would therefore not convert farmland to a non-agricultural use. No impacts are identified or anticipated, and no mitigation measures are required.

b. The Project Site is not under a Williamson Act Contract. San Bernardino County does not hold any Williamson Act contracts on properties within the city limits.[5] Future Williamson Act contracts are not

[4] https://maps.conservation.ca.gov/DLRP/CIFF/ Accessed June 20, 2022.

[5] https://www.arcgis.com/apps/webappviewer/index.html?id=fcb9bc427d2a4c5a981f97547a0e3688 Accessed June 20, 2022.

anticipated because no agriculturally zoned land exists in the City. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

c. The General Plan designation for the property is Low Density Residential in the Zoning District of R-1 based on the City of Victorville Development Code Section 16-3.08.020 and would be an allowable use according to the City's General Plan (Figure LU-3 and Table LUE-1) the entire Project Site would be in conformance with the General Plan and the Proposed Project would be an allowable use. Implementation of the Proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned for Timberland Production. The Project Site is within a predominantly urbanized area and forest land, timberland, or timberland zone designations do not occur in the vicinity. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

d. The Project Site is located in the High Desert and does not support forest land. Implementation of the Proposed Project would not convert forest land to non-forest use. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

e. As stated previously, the Project Site is identified as "Grazing Land." There will be no loss of farmland use or conversion of forest land to non-forest use as a result of implementation of the Proposed Project. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

References

California Department of Conservation, 2016. *California Important Farmland Finder.* Accessed June, 20, 2022 at: https://maps.conservation.ca.gov/DLRP/CIFF/

San Bernardino Countywide Plan, 2020. *NR-5 Agricultural Resources*. Accessed June 20, 2022 at https://www.arcgis.com/apps/webappviewer/index.html?id=fcb9bc427d2a4c-5a981f97-547a0e3688

City of Victorville General Pln 2030. Adopted 2008. Accessed February 21, 2024.

III. Air Quality *Where applicable, 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:*	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Existing Environmental Setting

The Project Site is in San Bernardino County within the Mojave Desert Air Basin (MDAB). The MDAB is an assemblage of mountain ranges interspersed with long broad valleys that often contain dry lakes. Many of the lower mountains throughout the vast terrain rise from 1,000 to 4,000 feet above the valley floor. Prevailing winds in the MDAB are out of the west and southwest. These prevailing winds are due to the proximity of the MDAB to coastal and central regions and the blocking nature of the Sierra Nevada Mountains to the north; air masses pushed onshore in southern California by differential heating are channeled through the MDAB. The MDAB is separated from the southern California coastal and central California valley regions by mountains (highest elevation approximately 10,000 feet), whose passes form the main channels for these air masses. The MDAB is bordered in the southwest by the San Bernardino Mountains, separated from the San Gabriel Mountains by the Cajon Pass (4,200 feet). A lesser channel lies between the San Bernardino Mountains and the Little San Bernardino Mountains (the Morongo Valley).

The U.S. Environmental Protection Agency (USEPA), under the federal Clean Air Act (CAA), establishes maximum ambient concentrations for seven criteria air pollutants (CAPs). These maximum concentrations are known as the National Ambient Air Quality Standards (NAAQSs). The seven CAPs are ozone (O_3), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), respirable particulate matter (PM10), fine particulate matter (PM2.5), and lead (Pb).

For areas within the State that have not attained air quality standards, the CARB works with local air districts to develop and implement attainment plans to obtain compliance with both federal and State air quality standards. The local air district with jurisdiction over the Project Site is the Mojave Desert Air Quality Management District (MDAQMD).

Discussion

a. The MDAQMD and the Southern California Association of Governments (SCAG) are responsible for formulating and implementing the air quality attainment plan (AQAP) for the MDAB. Regional AQAPs were adopted in 1991, 1994, and 1997. The following the State Implementation Plan (SIP) and AQAP are the currently approved plans for the Basin region:

- 1997 SIP for O3, PM10, and NO2
- 1995 Mojave Desert Planning Area Federal PM10 Attainment Plan; no formal action by the EPA

The MDAQMD completed the MDAQMD 2004 Ozone Attainment Plan (State and federal) in April 2004, which has been approved by the EPA. The most recent update to Federal Ozone Plan took place in January 2023, According to the MDAQMD, a project is non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. On January 23, 2023, the 70-ppb federal 8-hour ozone standard was adopted. A project is conforming if it complies with all applicable MDAQMD rules and regulations, complies with all proposed control measures that are not yet adopted from the applicable plan(s), and it is consistent with the growth forecasts in the applicable plan(s) (or is directly included in the applicable plan).

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

The United States Environmental Protection Agency (EPA) and the CARB have designated portions of the MDAQMD as nonattainment for a variety of pollutants, and some of those designations have an associated classification. Table 1 lists these designations and classifications. The MDAQMD has adopted attainment plans for a variety of nonattainment pollutants.

The Proposed Project includes 4 parcels that would be developed for single-family residential use. The General Plan designation for the property is Low Density Residential in the Zoning District of R-1 (Single-Family Residential); the Proposed Project is an allowable use under the current land use designations. Furthermore, the project would implement contemporary energy-efficient technologies and regulatory/operational programs required per Title 24, CALGreen and City standards. Based on the above, the proposed project would not conflict with implementation of the MDAQMD Attainment Plans, impacts are considered to be less than significant. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Table 1
State and Federal Air Quality
Designations and Classifications

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

Source: MDAQMD CEQA and Federal Conformity Guidelines, February 2020

b. The Proposed Project's construction and operational emissions were screened using California Emissions Estimator Model (CalEEMod) version 2022.1 (see Appendix A) prepared by the SCAQMD (available at the City offices for review). CalEEMod was used to estimate the on-site and off-site construction emissions. The emissions incorporate Rule 402 and 403 by default as required during construction.

Construction Emissions

Construction activities associated with the Proposed Project would have the potential to generate air emissions and toxic air contaminant emissions. The Proposed Project has been anticipated in the model input to start construction early 2023 and to be completed in early 2024. The resulting emissions generated by construction of the Proposed Project are shown in Table 2 and Table 3, below.

Table 2
Maximum Summer and Winter Construction Emissions
(Pounds per Day)

Year	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Summer Max	2.7	25.0	23.1	0.0	1.3	1.0
Winter Max	31.8	42.5	35.4	0.0	11.0	5.9
MDAQMD Threshold	137	137	548	137	82	82
Significant	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod.2022.1

As shown in Table 2, both summer and winter season construction emissions are below MDAQMD thresholds. The Proposed Project does not exceed applicable MDAQMD regional thresholds during construction activities. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required. The Proposed Project shall comply with MDAQMD Rules 402 and 403, as listed below.

Compliance with MDAQMD Rules 402 and 403

Although the Proposed Project does not exceed MDAQMD thresholds, the Applicant is required to comply with applicable MDAQMD Rules 402 for nuisance and 403 for fugitive dust control. This would include, but not be limited to the following:

1. The Project Proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.

2. The Project Proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being used shall be watered to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.

3. The Project Proponent shall ensure that disturbed areas are treated to prevent erosion.

4. The Project Proponent shall ensure that ground disturbing activities are suspended when winds exceed 25 miles per hour.

Although the Proposed Project would not exceed MDAQMD thresholds for exhaust emissions during operations, the Applicant would be required to implement the following conditions as required by MDAQMD:

5. All equipment must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.

6. The operator shall comply with all existing and future CARB and MDAQMD Off-Road Diesel Vehicle Regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

Operation Emissions

Operational emissions are categorized as energy (generation and distribution of energy to the end use), area (operational use of the project), and mobile (vehicle trips). Operational emissions were estimated using the CalEEMod version 2022.1 and are listed in Table 4, below.

Table 3
Summer Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Mobile	1.8	1.2	11.0	0.0	1.8	0.4
Area	62.1	1.2	76.0	0.1	10.2	10.1
Energy	0.0	0.3	0.1	0.0	0.0	0.0
Total Emissions	**64.0**	**2.7**	**87.1**	**0.1**	**12**	**10.5**
MDAQMD Threshold	137	137	548	137	82	65
Significance	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod.2022.1 Summer Emissions.

Table 4
Winter Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Mobile	1.5	1.3	8.7	0.0	1.8	0.4
Area	61.9	1.1	73.7	0.1	10.2	10.1
Energy	0.0	0.3	0.1	0.0	12.0	10.6
Total Emissions	**63.4**	**2.7**	**82.5**	**0.1**	**24**	**21.1**
MDAQMD Threshold	137	137	548	137	82	65
Significance	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod. 2022.1 Winter Emissions.

As shown in both summer and winter season operational emissions operational emissions are below MDAQMD thresholds. With the implementation of Mitigation Measure AQ-1, no significant adverse impacts are identified or are anticipated. Therefore, the Proposed Project is not anticipated to violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

c. The MDAQMD *CEQA and Federal Conformity Guidelines*[6] defines sensitive receptor land uses as residences, schools, daycare centers, playgrounds and medical facilities. The following project types for sites within the specified distance of existing or planned sensitive receptor land uses must be evaluated using the MDAQMD's health risk significance thresholds:

a. Any industrial project within 1,000 feet;
b. A distribution center (40 or more trucks per day) within 1,000 feet;
c. A major transportation project (50,000 or more vehicles per day) within 1,000 feet;

[6] Mojave Desert Air Quality Management District. *CEQA and Federal Conformity Guidelines*, February 2020, http://mdaqmd.ca.gov/home/showdocument?id=538

d. A dry cleaner using perchloroethylene within 500 feet; and
e. A gasoline dispensing facility within 300 feet.

The Proposed Project does not meet the criteria for a project type which is subject to sensitive receptor significance threshold evaluation. The Proposed Project includes residential development. Furthermore, the modeling results shown previously indicate that development of the Proposed Project is not anticipated to exceed MDAQMD emissions thresholds. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

d. The Proposed Project is residential development which is a land use typically not associated with the emissions of objectionable odors. Potential odor sources associated with the Proposed Project may result from construction equipment exhaust; however, standard construction requirements would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the construction activity. The Proposed Project would also be required to comply with MDAQMD Rule 402 to prevent occurrences of public nuisances and Rule 403 Fugitive Dust Control. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

References

Mojave Desert Air Quality Management District, California Environmental Quality Act (CEQA) and Federal Conformity Guidelines, February 2020.

MDAQMD CEQA and Federal Conformity Guidelines. February 2020. Accessed February 14, 2024.

CalEEMod version 2022.1. Lilburn Corporation. February 2024.

San Bernardino County. https://main.sbcounty.gov/

Southern California Association of Governments. https://scag.ca.gov/

City of Victorville, Department of Development. Greenhouse Gas Emissions Screening Table. February 2024.

IV. Biological Resources *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, or NOAA Fisheries?	☐	☒	☐	☐
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 Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
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?	☐	☐	☐	☒

Existing Environmental Setting

A General Biological Resources Assessment was prepared for the Proposed Project by RCA Associates, updated November 17, 2023 (see Appendix B for report). The BRA was designed to address potential effects of the Proposed Project to designated critical habitats and/or any species currently listed or formally proposed for listing as endangered or threatened under the federal Endangered Species Act (ESA) and the California Endangered Species Act (CESA) or species designated as sensitive by the California Department of Fish and Wildlife (CDFW) or the California Native Plant Society (CNPS). Biological

surveys were conducted on a 10-acre parcel located at the northwest corner of the intersection of Tamarisk Road and Huerta Road in the City of Victorville, California (APN: 0482-031-01, 02, 07 & 08) and within Section 35, Township 5 North, Range 4 West (USGS Hesperia, CA 7.5-minute quadrangle). Focused surveys were also performed for the desert tortoise and burrowing owl. An abandoned single-family residence is located in the southeastern quarter of the site. The remaining portion of the site has been previously cleared of most vegetation. The vegetation community present on site supports a moderately disturbed desert scrub habitat encompassing mainly native plants and some non-native grasses. The site is dominated by Creosote bush (*Larrea tridentata*), rubber rabbitbrush (*Ericameria nauseosa*), silver cholla (*Cylindropuntia echinocarpa*), Joshua trees (*Yucca brevifolia*), Nevada jointfir (*Ephedra nevadensis*), and cheatgrass (*Bromus tectorum*).

In September 2020, the Joshua tree was listed as a candidate endangered species under the California Endangered Species Act. Because Joshua trees were identified on the site during the August 2021 surveys, a "Protected Plant Plan" will need to be prepared at a future date and any attempt to remove a Joshua tree, dead or alive, from its current position will require an Incidental Take Permit (ITP).

Discussion

a. A field survey was carried out by RCA on November 2, 2023, to collect data on the plant and animal species present on the site. The property was also evaluated for the presence of habitats which might support sensitive species. Following completion of the initial reconnaissance survey, protocol surveys were conducted for the desert tortoise and burrowing owl as per agency requirements, and a habitat assessment was performed for the Mohave ground squirrel.

As part of the BRA a search of the California Natural Diversity Database (CNDDB) search was performed Based on the CNDDB database, it was determined that 13 special status species have been documented within the Hesperia quad of the property. As observed during the field survey, the Project Site supports a relatively disturbed desert scrub plant community that is dominated by native vegetation, non-native grasses, and a few ornamental plants. Species present include Creosote bush (*Larrea tridentata*), Joshua trees (*Yucca brevifolia),* rattlesnake weed (*Euphorbia albomarginata*), shortpod mustard (*Hirschfeldia incana*), Nevada jointfir (*Ephedra nevadensis*), fiddleneck (*Amsinckia tessellata*), Asian mustard (*Brassica tournefortii*), and flatspine bur ragweed (*Ambrosia acanthicarpa*), cheatgrass (*Bromus tectorum*), and silver cholla (*Cylindropuntia echinocarpa*).

Birds observed included ravens (*Corvus corax*), house finch (*Carpodacus mexicanus*), Eurasian collared dove (*Streptopelia decaocto*), rock pigeon (*Columba livia*), say's phoebe (*Sayornis saya*), and mourning doves (*Zenaida macroura*). Two mammals were observed, the California ground squirrel (*Otospermophilus beecheyi*), black-tailed jackrabbit (*Lepus californicus*). One reptile was observed on site, the western whiptail (*Aspidoscelis tigris*).

Future development activities include completely grading the property and removing the remaining vegetation from the approximate 10-acre Project Site which includes Joshua trees. A Western Joshua Tree Census Report dated May 19, 2023, was completed by CalPacific Sciences in compliance with the County of San Bernardino and City of Victorville Ordinances protecting native desert plants. The Census Report identified 20 Joshua Trees (*Yucca brevifolia*) on the Project Site. Following the analysis of each tree it was determined that 55% of the trees were juveniles with evidence of clonal sprouting. It should be noted

that one tree was actively flowering, and fruit was found onsite beneath another specimen. No oversized trees exceeding 5 meters were found onsite. The health of the trees within the stand ranged from excellent to poor, with the largest tree canopy measuring approximately 19.6 sq. feet in size. The total diameter at breast height (DBH) of the stand averaged 6.5 inches, ranging from 5-7 inches. In all, it appears that as many as six trees (30.0%) can potentially be relocated. The western Joshua Tree density for the site is 1.9 trees per acre (4.7ha). The remaining trees (14) were determined to be unsuitable for transplanting due to a variety of factors such as size, condition, damage, possibly disease, etc. for determination of damage due to pest infestation and decay were made solely on outward appearance and inspection of the tree structures. California Department of Fish and Wildlife (CDFW) consider Joshua tree woodlands as areas that support relatively high species diversity and as such are considered to be sensitive desert communities. Joshua trees are also considered a significant resource under the California Environmental Quality Act (CEQA) and are included in the Desert Plant Protection Act, Food and Agricultural Code (80001-80006). Therefore, the following two Mitigation Measures are required.

Mitigation Measure BIO-1:

A Protected Plant Plan shall be developed and shall identify methods, locations, and criteria for transplanting those trees that would be removed during Project construction.

Joshua trees shall be protected to comply with the Victorville City Development Code through transplantation, stockpiling and implementation of protective measures as required. A Protected Plant Preservation Plan will be prepared and approved by the City prior to issuance of a grading permit. However, prior to the implementation of the recommended measures outlined in the Protected Plant Preservation Plan, an Incidental Take Permit (ITP) shall be obtained from the California Department of Fish and Wildlife (CDFW) for any Joshua Tree deemed impacted by the CDFW and thereby requiring compensation/mitigation.

Mitigation Measure BIO-2:

A focused plant survey is recommended for all special status plant species that have the potential to occur on the site to be performed during the blooming season (April - June) to determine the potential environmental effects of the proposed projects on special status plants and sensitive natural communities following recommended protocols by the Department of Fish and Wildlife.

Future development activities are not expected to have any impact on any State or Federal listed or State special status animal species. The Project Site does not support Desert tortoises and Burrowing owls do not inhabit the site and are not expected to be impacted given the absence of any active burrows. However, to ensure less than significant impacts, the Proposed Project will adhere to mitigation measures below:

Mitigation Measure BIO-3:

A qualified biologist shall develop a Worker Environmental Awareness Program (WEAP) that will include information on general and special status species within the Project Site, identification of these species and their habitats, techniques being implemented during construction to avoid impacts to species, consequences of killing or injuring an individual of a listed species, and reporting procedures when encountering listed or sensitive species. Construction crews, foremen, and other personnel

potentially working on site will attend this education program and place their name on a sign-in sheet. The WEAP shall be submitted to the County for review prior to initiation of construction and upon completion of the Program. It shall include provisions of any requirements required for the project. The WEAP training will be implemented on the first day of work and periodically throughout construction as needed; verification will be as noted in the Mitigation Monitoring and Reporting Program.

Mitigation Measure BIO-4:

Bird nesting season generally extends from February 1 through September 15 in southern California and specifically, April 15 through August 31 for migratory passerine birds. In general, Projects should be constructed outside of this time to avoid impacts to nesting birds. If a Project cannot be constructed outside of nesting season, the Project Site shall be surveyed for nesting birds by a qualified avian biologist within three (3) days prior to initiating the construction activities. If active nests are found during the pre-construction nesting bird surveys, a Nesting Bird Plan (NBP) will be prepared and implemented. At a minimum, the NBP will include guidelines for addressing active nests, establishing buffers, monitoring, and reporting. The NBP will include a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be determined by the biologist, and shall be based on the nesting species, its sensitivity to disturbance, and expected types of disturbance. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist has determined the young birds have successfully fledged.

Mitigation Measure BIO-5:

Preconstruction surveys for BUOW and Desert Tortoise shall be conducted at least 30 days prior to new ground disturbance and documentation indicating such a survey has occurred is to be provided to the County. Regardless of the survey results, tortoises cannot be subject to take per the requirements of state and federal law. Handling or other inappropriate treatment of tortoises must be avoided until authorization is obtained from the USFWS and CDFW.

If any sensitive species are observed on the property during future activities, CDFW and USFWS (as applicable) should be contacted to discuss specific mitigation measures which may be required for the individual species. CDFW and USFWS are the only agencies which can grant authorization for the "take" of any sensitive species and can approve the implementation of any applicable mitigation measures.

Impacts will be less than significant with implementation of the mitigation measures BIO-1 through BIO-5 as described above.

b-c. The Project Site is not located within riparian habitat identified in local or regional plans, policies, regulations or by the CDFW or USFWS. The Project Site does not include any state or federally protected wetlands. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

d. Wildlife corridors represent areas where wildlife movement is concentrated due to natural or anthropogenic constraints. Local corridors provide access to resources such as food, water, and shelter. Animals use these corridors, which are often hillsides or riparian areas, to move between different habitats. Regional corridors provide these functions and link two or more large habitat areas. The BRA concluded that no distinct wildlife corridors were identified on the Project Site or in the immediate area. No impacts are identified or anticipated and no mitigation measures are required.

e. The Proposed Project would comply with the Victorville City Development Code through implementation of Mitigation Measure BIO-1 listed above. Impacts will be less than significant with implementation of Mitigation Measure BIO-1 as described above.

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

References

RCA Associates, Inc. *General Biological Resources Assessment. Updated November 17, 2023*.

CalPacificSciences. Western Joshua Tree Census Report. May 19, 2023.

City of Victorville Development Advisory update dated September 14, 2023.

State of California Western Joshua Tree Conservation Act via SB 122 (2023).

V. Cultural Resources *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5?	☐	☒	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Environmental Setting

A Cultural Resources Study (Cultural Report), dated July 14, 2022, was completed by Brian F. Smith and Associates, Inc (BFSA) (see Appendix C), which includes records search from the South-Central Coastal Information Center (SCCIC), a request to the California Native American Heritage Commission (NAHC) for a search of their Sacred Lands File (SLF). BFSA also conducted an intensive on-foot survey of the project area in 2022. One historic single-family residence was identified at 12414 Tamarisk Road within the project boundary.

Discussion

a. A Sacred Lands File (SLF) search was requested from the Native American Heritage Commission (NAHC) to determine if any recorded Native American sacred sites or locations of religious or ceremonial importance are present within the project. The NAHC SLF was positive for the presence of sacred sites or locations of religious or ceremonial importance within the subject property. The NAHC recommended contacting the Chemehuevi Indian Tribe and the San Manuel Band of Mission Indiana for further information.

An archaeological survey was conducted on June 15, 2022, to determine if cultural resources exist within the Project Site and if the project represents a potential adverse impact to cultural resources. The survey resulted in the identification of a single-family residence at 12414 Tamarisk Road that was constructed in 1951. The structures meet the age threshold under the National Register (36 CFR 60.4) and the California Code of Regulations (CCR § 4852) to require an evaluation of potential eligibility to the California Register of Historical Resources (CRHR). While the building meets the age threshold of 50 years to be evaluated, it was not designed by an architect of importance, does not possess any architecturally important elements, and the owners were not historically significant to the community. Therefore, the building does not meet the criteria to be eligible for the CRHR. Although the historic building was evaluated as not CEQA-significant, the potential exists that unidentified cultural resources may be present that are related to the historic use of the area since the 1950s.

Earthmoving actives such as grading and construction may potentially encounter previously unreported subsurface historical resources. Mitigation Measures CUL-1 and CUL-2 would reduce potentially significant impacts on historical resources to less than significant.

Mitigation Measure CUL-1:

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

Mitigation Measure CUL-2:

If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

Impacts will be less than significant with the implementation of Mitigation Measures CUL-1 and CUL-2 as described above.

b. According to SCCIC records in the 2022 Cultural Report, no previously recorded cultural resources are located within the project boundaries; however, 10 resources are located within a one-mile radius. None of these previously recorded sites was found in the immediate vicinity of the project area, and thus none of them requires further consideration. According to the BFSA, several prehistoric milling sites are located in the vicinity of the project, which suggests the subject property was likely part of the prehistoric subsistence activities in the area. As such, earthmoving actives such as grading and construction may potentially encounter previously unreported subsurface archaeological resources. Mitigation Measures CUL-1 and CUL-2 would reduce potentially significant impacts on archaeological resources to less than significant.

c. BFSA concluded that no human remains were encountered during the site survey. However, there is always a potential to encounter human remains during earth moving activities. Mitigation Measure CUL-3 would reduce potentially significant impacts on human remains to less than significant.

Mitigation Measure CUL-3:

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.

Impacts will be less than significant with implementation of Mitigation Measures CUL-3 as described above.

References

Brian F. Smith and Associates, Inc. *Cultural Resource Study*. July 14, 2022.

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

Environmental Setting

Building Energy Conservation Standards

The California Energy Conservation and Development Commission (California Energy Commission) adopted Title 24, Part 6, of the California Code of Regulations; energy Conservation Standards for new residential and nonresidential buildings in June 1977 and standards are updated every three years. Title 24 ensures building designs conserve energy. The requirements allow for the opportunities to incorporate updates of new energy efficiency technologies and methods into new developments. The California Energy Commission (CEC) updates the Energy Code every three years. On August 11, 2021, the CEC adopted the 2022 Energy Code. In December, it was approved by the California Building Standards Commission for inclusion into the California Building Standards Code. The 2022 Energy Code encourages efficient electric heat pumps, establishes electric-ready requirements for new homes, expands solar photovoltaic and battery storage standards, strengthens ventilation standards, and more. Buildings whose permit applications are applied for on or after January 1, 2023, must comply with the 2022 Energy Code.

Senate Bill 350

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

Senate Bill 100

Senate Bill 100 (SB 100) was signed into law in September 2018 and increased the required Renewable Portfolio Standards. SB 100 requires the total kilowatt-hours of energy sold by electricity retailers to their end-use customers must consist of at least 50 percent renewable resources by 2026, 60 percent renewable resources by 2030, and 100 percent renewable resources by 2045. SB 100 also includes a State policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all State agencies by December 31, 2045. Under the bill, the State cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

Discussion

a.

Electricity

Southern California Edison (SCE) provides electricity to the Project Site. Currently, the existing Project Site is predominantly vacant with one single-family resident. Therefore, development of the Proposed Project would cause a permanent increase in demand for electricity when compared to existing conditions. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities. According to the California Energy Commission: Electricity Consumption by Planning Area, SCE residential use consumed 5800,102302 Millions of kWHGWh in the year 2023. The CalEEMod model projected that the proposed 39 single-family homes would consume 0.296775 GWh annually. The increase in electricity demand from the project would represent 0.0047093 percent of the overall SCE residential consumption. Therefore, projected electrical demand would not significantly impact SCE's level of service.

The Proposed Project has been designed to comply with the 2022 Building Energy Efficiency Standards. The City would review and verify that the Proposed Project plans would be in compliance with the most current version of the Building and Energy Efficiency Standards. The Proposed Project would also be required to adhere to CALGreen, which establishes planning and design standards for sustainable developments, and energy efficiency. Adherence to these requirements would result in the Proposed Project being efficient in terms of energy consumption. The development of the Proposed Project is not anticipated to affect achievement of the 60 percent Renewable Portfolio Standard established in in the current SB 100. SCE and other electricity retailer's SB 100 goals include that end-user electricity use such as residential and commercial developments use would decrease from current emission estimates. The Proposed Project would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation and no mitigation measures are recommended.

Natural Gas

The Proposed Project and the surrounding area are serviced by Southwest Gas Company. Currently, the existing Project Site is predominantly vacant with one single-family residents. Therefore, the development of the Proposed Project will create a permanent increase in the demand for natural gas. According to the California Energy Commission: Gas Consumption by County, San Bernardino County (which includes Southwest Gas and other providers in the County), residential use consumed 256.505201 million of thermal units in the year 2022within San Bernardino County. The CalEEMod model projected that the proposed 39 single-family homes would consume 12,202.99 Therms annually. The increase in natural gas demand from the project would represent 0.0005364 percent of the San Bernardino County residential consumption. Therefore, the natural gas demand from the Proposed Project would represent an insignificant percentage of the overall demand in Southwest Gas Company service area. Title 24 is a collection of energy standards that address the energy efficiency of new (and altered) homes; the 2022 Building Energy Efficiency Standards will improve upon the 2019 Energy Standards for new construction of, and additions and alterations to, residential and nonresidential buildings. The Proposed Project would be built in accordance with the 2022 energy standards of Title 24; therefore, no significant impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or

operation are anticipated and no mitigation measures are recommended. The Proposed Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. No significant adverse impacts are identified or anticipated, and no mitigation is recommended.

b. The Proposed Project is designed to adhere to Victorville's Climate Action Plan and Resource Element: Energy Conservation of the City General Plan to support decrease energy consumption and GHG emissions to become a more sustainable community and to meet the goals of AB 32. The Proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted to reduce GHG emissions, AB 32, and SB 32; therefore, the Project is consistent with AB 32, which aims to decrease emissions statewide to 1990 levels by to 2020. The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

References

California Energy Commission. *California Energy Consumption Database.* Accessed 2/14/2024 from https://ecdms.energy.ca.gov/Default.aspx

CalEEMod version 2022.1. Lilburn Corporation. February 2024.

City of Victorville, Department of Development. Greenhouse Gas Emissions Screening Table Review. February 2024.

VII. Geology and Soils *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Existing Environmental Setting

According to the City of Victorville General Plan, the City is located in an area of high seismic activity. The probability of a major earthquake from the San Andreas, Helendale, and San Jacinto Faults is considered to be high.

There are no faults or fault traces that are known or suspected to exist within the City of Victorville. No Alquist-Priolo Special Studies Zones are located within the City. Therefore, the project is not located within an Alquist-Priolo Earthquake Fault zone since there is no evidence of a "potentially active fault" located in the area.

The City's Housing Element requires all new development to employ design and construction techniques that will reduce the potential for loss of life, injury, and property damage in the event of a major earthquake (City of Victorville 2008). Geotechnical recommendations were provided in a Preliminary Soil Investigation Report, dated May 24, 2006 by Patel & Associates, Inc. prepared for the Proposed Project. Reference to findings in the report are provided herein (see Appendix D).

Discussion

a(i). The Project Site is not located within a currently delineated CGS Special Studies Zone (formerly known as Alquist-Priolo Earthquake Fault Hazard Zone and there are no known faults on-site[7]. The possibility of damage due to ground rupture is considered negligible since active faults are not known to cross the Project Site. However, secondary effects of seismic shaking resulting from large earthquakes on the majors on major faults in the Southern California region, which may affect the Project Site, include soil liquefaction, dynamic settlement, shallow ground rupture, seiches and tsunamis. The nearest fault to the Project Site is the San Andreas fault, which is identified as an Alquist-Priolo fault and is located approximately 15 miles to the southwest of the Project Site. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

a(ii). As is the case for most areas of Southern California, ground shaking resulting from earthquakes associated with nearby and more distant faults may occur at the Project Site. During the life of the Proposed Project, seismic activity associated with the active faults can be expected to generate moderate to strong ground shaking at the Project Site. As a mandatory condition of project approval, the Proposed Project would be required to construct proposed structures in accordance with the California Building Code (CBC) which is established by the California Building Standards Code. The code is also known as Title 24, Part 2 of the California Code of Regulations. The CBC is designed to preclude significant adverse effects associated with strong seismic ground shaking. With mandatory compliance with standard design and construction measures, potential impacts would be reduced to a less than significant and the Proposed Project would not expose people or structures to substantial adverse effects, including loss, injury or death, involving seismic ground shaking. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

a(iii, iv). Preliminary Soil Investigation Report states that the Project is not subject to liquification. Generally, liquefaction does not occur where groundwater is deeper than 50 feet below the ground surface. Therefore, the potential for liquefaction at the site is remote.

[7] Geotechnical Engineering Report, GEO-CAL, INC, April 3, 2018, Page 5

According to the San Bernardino Countywide Plan, Policy Map HZ-2 Liquefaction & Landslides, the Project Site is not located in or near an area known to be susceptible to liquefaction or landslides.[8] Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

b. During the development of the Project Site, which would include disturbance of 10 acres, project-related dust may be generated due to the operation of machinery on-site or due to high winds. Additionally, erosion of soils could occur due to a storm event. Development of the Proposed Project would disturb more than one acre of soil; therefore, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion. Adherence to BMPs is anticipated to ensure that the Proposed Project does not result in substantial soil erosion or the loss of topsoil. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

c. Preliminary Soil Investigation Report states the surface soils consist of predominantly silty sands and sandy silts. The soils in the upper 0-4 feet were silty sand. The soils from the 4-15 feet dept were mostly sands with silts. As such, the Proposed Project would not be located on 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, as mentioned above. The Proposed Project would be required to comply with the Victorville Municipal Code and the latest adopted version of the California Building Code to ensure potential impacts related to soil erosion, landslide, lateral spreading, subsidence, liquefaction or collapse would be less-than-significant. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

d. Expansive soils are composed of fine-grained silts and clays which are subject to swelling and contracting. The amount of swelling and contracting is subject to the amount of fine-grained clay materials present in the soils and the amount of moisture either introduced or extracted from the soils. Preliminary Soil Investigation Report states the surface souls consist of predominantly silty sands and sandy silts. Both soils are considered well-draining to somewhat excessively drained and contain no clay materials. Thus, on-site soils are non-expansive in nature. No impacts are identified or anticipated and no mitigation measures are required.

e. The project would not include the use of septic tanks or alternative wastewater disposal systems. The Proposed Project would be required to connect to the City's public sewer system during the construction phase of development and prior to operations. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

f. A Paleontological Assessment report, dated July 14, 2022, was prepared for the subject parcel by BFSA Environmental Services (see Appendix E). Research has confirmed the existence of potentially fossiliferous Pleistocene to Pliocene-aged alluvium of the ancestral Mojave River ("Qvof") that are mapped at the surface of the project. The known occurrence of significant terrestrial vertebrate fossils at

[8] https://www.arcgis.com/apps/webappviewer/index.html?id=5864a434814c4e53adc74101b34b1905. Accessed 7/8/22.

shallow depths from deposits of the ancient Mojave River across Victorville and the "moderate to high" paleontological sensitivity rating assigned to deposits of the ancient Mojave River for yielding paleontological resources all support paleontological monitoring be implemented during mass grading and excavation activities in undisturbed Pleistocene to Pliocene-aged alluvium of the ancestral Mojave River in order to mitigate any adverse impacts (loss or destruction) to potential nonrenewable paleontological resources. Full-time monitoring of undisturbed alluvium of the ancestral Mojave River at the project is warranted starting at the surface. Implementation of Mitigation Measure GEO-1 would reduce potentially significant impacts on paleontological resources to less than significant.

Mitigation Measure GEO-1:

In consultation with the Applicant and the City, a qualified paleontologist shall develop a plan of mitigation which may include full-time monitoring, salvage excavation, scientific removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation of the find in a local qualified repository, and preparation of a report summarizing the find.

Implementation of Mitigation Measure GEO-1 would reduce potential impacts to paleontological resources to a less than significant level.

References

ARC GIS On-Line. https://www.arcgis.com/apps/webappviewer. Accessed July 2022.

ARCGIS.com.https://www.arcgis.com/apps/webappviewer/index.html?id=5864a434814c4e53adc74101b34b1905. Accessed July 2022.

City of Victorville General Plan 2030. 2008.

Paleontological Assessment for Tentative Tract Map by Brian F Smith and Associates. July 14, 2022.

VIII. Greenhouse Gas Emissions *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Existing Environmental Setting

Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHG) because they capture heat radiated from the sun as it is reflected back into the atmosphere, much like a greenhouse does. The accumulation of GHG has been implicated as the driving force for global climate change. The primary GHG are carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O), ozone, and water vapor.

While the presence of the primary GHG in the atmosphere are naturally occurring, CO_2, CH_4, and N_2O are also emitted from human activities, accelerating the rate at which these compounds occur within earth's atmosphere. Emissions of CO_2 are largely by-products of fossil fuel combustion, whereas methane results from off-gassing associated with agricultural practices and landfills. Other GHG include hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride, and are generated in certain industrial processes.

CO_2 is the reference gas for climate change because it is the predominant GHG emitted. The effect that each of the aforementioned gases can have on global warming is a combination of the mass of their emissions and their global warming potential (GWP). GWP indicates, on a pound-for-pound basis, how much a gas is predicted to contribute to global warming relative to how much warming would be predicted to be caused by the same mass of CO_2. CH_4 and N_2O are substantially more potent GHG than CO_2, with GWP of 25 and 310 times that of CO_2, respectively.

Discussion

a-b. Per City of Victorville requirements, the applicant completed the "Greenhouse Gas Emissions Screening Table Review" form. The project received a score of 102. Refer to Appendix F for the completed form.

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

within the Mojave Desert Air Quality Management District (MDAQMD). Additionally, the City of Victorville adopted a Climate Action Plan (CAP) in May 2016. The CAP presents the greenhouse gas (GHG) inventories, identifies the effectiveness of California initiatives to reduce the GHG emissions, and identifies local measures that were selected by the City to reduce GHG emissions under the City's jurisdictional control to achieve the City's identified GHG reduction target. The MDAQMD threshold of 100,000 MTCO2e per year was used as a threshold of significance.

Emissions were estimated using the CalEEMod version 2022. The modeled emissions anticipated from the Proposed Project during both construction and operational phases, are compared to the MDAQMD threshold and shown below in Table 5. The City's CAP ensures that development of new residential and commercial buildings include high energy-efficiency standards such as use of renewable energy source and management of facilities to reduce emissions due to the use of electricity and natural gas.

Table 5
Greenhouse Gas Construction Emissions
(Metric Tons per Year)

Source/Phase	CO_2	CH_4	N_20	R1	CO2e
2024 Const. Emissions	206	0.0	0.0	0.0	208
2025 Const. Emissions	321	0.0	0.0	0.0	323
2026 Const. Emissions	37.2	0.0	0.0	0.0	37.4
Total MTCO2e	**568.4**				
Amortized over 30 years	18.95				

Source: CalEEMod 2022.1

The operational mobile emissions were calculated using a Transportation Study Screening Assessment prepared by Ganddini Group Inc. on June 15, 2022, and was approved by the City. The Screening determined that the Proposed Project would generate approximately 349 total daily trips per day.

Table 6
Greenhouse Gas Operational Emissions
(Metric Tons per Year)

Source/Phase	CO_2	CH_4	N_20	CO_2e
Mobile	341	0.0	0.0	348
Area	57.6	0.0	0.0	59.4
Energy	112	0.0	0.0	112
Water	6.5	0.0	0.0	8.3
Waste	3.3	0.3	0.0	11.8
Refrigeration	--	--	--	0.1
Construction Amortized over 30 years	18.9			
Total MTCO2e	**557.9**			
MDAQMD MTCO2e Thresholds	100,000			
Significant	**No**			

Source: CalEEMod version 2022.1

As shown in Table 6, the Proposed Project's operational emissions associated with construction and operation of the Proposed Project are not anticipated to exceed the MDAQMD's GHG emissions threshold. However, the applicant will be required to implement MDAQMD Rule 402 and Rule 403 as

Mitigation Measures. Therefore, with the implementation of Mitigation Measure AQ-1, no significant impacts are identified or anticipated.

Mitigation Measure AQ-1:

The Proposed Project shall comply with MDAQMD Rules 402 and 403, as listed below.

Compliance with MDAQMD Rules 402 and 403

Although the Proposed Project does not exceed MDAQMD thresholds, the Applicant is required to comply with applicable MDAQMD Rules 402 for nuisance and 403 for fugitive dust control. This would include, but not be limited to the following:

(a) The Project Proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.

(b) The Project Proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being used shall be watered to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.

(c) The Project Proponent shall ensure that disturbed areas are treated to prevent erosion.

(d) The Project Proponent shall ensure that ground disturbing activities are suspended when winds exceed 25 miles per hour.

Although the Proposed Project would not exceed MDAQMD thresholds for exhaust emissions during operations, the Applicant would be required to implement the following conditions as required by MDAQMD:

(a) All equipment must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.

(b) The operator shall comply with all existing and future CARB and MDAQMD Off-Road Diesel Vehicle Regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

The Proposed Project would not generate GHG emissions, either directly or indirectly, that may have a significant effect on the environment. CAP includes a building energy goal of 29 percent emission reduction for 2020 and has met the goal by reducing the projected 2020 emissions from 607,252 MTCO2e to 422,592 MTCO2e. The construction and operation of the Proposed Project would account for less than one percent of the total 422,592 MTCO2e. The Proposed Project would not conflict with, and the City's CAP, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Therefore, with the implementation of Mitigation Measure AQ-1, no significant impacts are identified or anticipated. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

References

Ganddini Group, Inc. Transportation Study Screening Analysis. June 15, 2022.

MDAQMD CEQA Guidelines. Table 6: Significant Emissions Thresholds. Page 9.

City of Victorville, Department of Development. Greenhouse Gas Screening Table Review. February 2024.

CalEEMod version 2022.1. Lilburn Corporation. February 2024.

IX. Hazards and Hazardous Materials *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
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?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Existing Environmental Setting

As defined in Section 25117 of the California Health and Safety Code, a hazardous material is any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health or the environment if released into the workplace or the environment. Hazardous substances can take the form of a solid, dust, liquid, or fume and exhibit any of the criteria set forth in 22 CCR, Chapter 30, Article 11. A list of wastes that are presumed hazardous is presented in Chapter 30, Article 9 of Title 22. Hazardous waste criteria include toxicity, ignitability, reactivity, and corrosivity.

The City of Victorville's General Plan Safety Element is intended to identify and, whenever possible, reduce the impact of natural and manmade hazards which may threaten the health, safety, and property of the residents living and working in the City of Victorville.

The Hazardous Waste and Substances Sites (Cortese) List website, maintained by the California State Department of Toxic Substances Control Hazardous Waste and Substances Sites List (Cortese List) indicates that there are no listed sites in the City.[9]

Discussion

a-b. During construction of the Proposed Project, the use of hazardous substances would be limited in nature and subject to standard handling and storage of equipment. Although highly unlikely, the release of hazardous materials could occur during construction on any project. Any such releases would most likely be minor spillages of motor vehicle fuels and oils. The Proposed Project would be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) (see Hydrology and Water Quality Section), which would include Best Management Practices (BMPs) to be implemented during construction to avoid spills, immediately respond to any spills, and minimize the effects of such spills. The use and handling of chemicals during construction activities would occur in accordance with applicable federal, State, and local laws including California Occupational Health and Safety Administration (CalOSHA) requirements. During construction, it is highly unlikely that the release of hazardous materials at a level that would present a hazard to the environment or to human or animal life would occur. The Proposed Project would not use or store hazardous materials. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

c. The nearest schools are Endeavor School of Exploration School located approximately 275 feet to the west and Lakeview Leadership Academy located approximately 180 feet east of Project Site. However, the storage and use of hazardous materials are not associated with single-family residential developments. Therefore, no impacts associated with emission of hazardous or acutely hazardous materials, substances, or waste are anticipated. Less than significant adverse impacts or anticipated and no mitigation measures are required.

d. The Project Site was not found on the list of hazardous materials sites complied with pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control's EnviroStor data management system, accessed June 25, 2022. Endeavor School of Exploration School and Lakeview Leadership Academy were identified by California Department of Toxic Substances Control's EnviroStor data management system, but no contamination or hazards materials were listed. As such, no hazardous materials sites are located within or in the immediate vicinity of the Project Site. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

e. Southern California Logistics Airport Planning Area (SCLA) includes the former George Air Force Base and an area north to the existing City boundary, and east towards the Mojave River and along the north side of Air Expressway of the former base.[10] The SCLA Planning Area is approximately 9.5 miles to the northwest of the Project Site. Therefore, the Proposed Project would not result in a safety hazard for people working in the project area. No impacts are identified or anticipated and no mitigation measures are required.

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[9] https://www.envirostor.dtsc.ca.gov/public/map/?assembly=42. Accessed 7/28/22.

[10] City of Victorville General Plan. Page LU-26.

f. The Proposed Project would not impair or interfere with any future emergency response plan or emergency evacuation plan. The Proposed Project would include an emergency entrance/exit on the east side of the property for use in emergency situations. The circulation associated with the Proposed Project's emergency entrance/exit would not affect surrounding land uses. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

g. The City of Victorville's General Plan states that prior to approval of a development project or issuance of a building permit, the Special Districts County Service Area 64[11] City of Victorville Water District verifies that the peak load water supply requirement is not negatively affected. "Peak load water supply" refers to the sum total of the City's water supply required for fire flow, operational daily consumption, and emergency storage.[12] The City of Victorville has adopted a Fire Hazard Abatement Ordinance (Chapter 8.09, Victorville Municipal Code) which requires the abatement of weeds in excess of three inches above the grade in the area of growth on such portion of the lot or premises within one hundred feet of any structure. Russian Thistle (tumbleweeds) are not permitted to grow in excess of three inches within City limits on any property, regardless of surrounding improvements. Adherence to this ordinance reduces the likelihood of fires on undeveloped lands and on vacant lots in the developed portions of the City of Victorville.

There are measures in the California Building Code (CBC) which reduce fire hazards in structures. Some of these measures include use of materials, fire separation walls, building separation, and fire sprinklers. Fire sprinklers are currently required in all structures two (2) stories or more in height, 5,000 square feet or greater in size, and in facilities that are hazardous occupancies as defined in the California Fire and Building Codes. Developmental regulations include requirements for minimum road widths which provide adequate access for firefighting equipment, evacuation of residents, and clearance around structures to prevent the rapid spread of fire.

The City does not have a designated fire hazard map. The CALFIRE Fire Hazard Severity Zone Viewer shows that the Project Site is not within a fire hazard severity zone. The Proposed Project would comply with the City's a Fire Hazard Abatement Ordinance and the CBC to reduce impacts on people or structures to exposure of wildland fire hazards. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

References

Department of Toxic Substances Control (DTSC), *DTSC's Envirostor Database,* Accessed June 25th, 2022 at: https://www.envirostor.dtsc.ca.gov/public/map/?assembly=42.

City of Victorville General Plan 2030. 2008.

CALFIRE, *Fire Hazard Severity Zone Viewer,* Accessed June 25, 2022 at: https://egis.fire.ca.gov/FHSZ/

[11] 2020 Urban Water Management Plan. County of San Bernardino Department of Public Works Special Districts County Service Area 64 Spring Valley Lake.

[12] City of Victorville General Plan. Page S-12.

X. Hydrology and Water Quality *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
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;	☐	☐	☒	☐
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?	☐	☐	☒	☐

Environmental Setting

The Project Site is bounded by schools to the east and west. To the north are single-family residential uses, and to the south is the is a fire station and vacant land. The Project Site is located along the west side of Tamarisk Road and bordered by Pahute Avenue to the north, Huerta Street to the south and Endeavor School of Exploration to the west. Tamarisk Road, Pahute Avenue, and Huerta Street are all improved, paved streets. The offsite tributary area is limited to the athletic areas of the adjacent Endeavor School of

Exploration, which offsite flow enters the Project Site as minimal 1.5 cfs flows at eight locations along the western boundary of the Project.

Stormwater runoff from disturbed soils associated with construction activities is a common source of pollutants (mainly sediment) to receiving waters. Earthwork activities can loosen soils and sediments making them more susceptible to erosion from stormwater runoff and increase the likelihood that these materials would migrate in stormwater runoff to storm drains and downstream water bodies. In addition, construction would likely involve the use of various materials typically associated with construction activities such as paint, solvents, oil and grease, petroleum hydrocarbons, concrete and associated concrete wash-out areas. If improperly handled, these materials could result in pollutants being mobilized and transported offsite by stormwater runoff (nonpoint source pollution) and degrade receiving water quality.

Discussion

a. A Hydrology Study (see Appendix G), and a Preliminary Water Quality Management Plan were both updated on November 8, 2023, (see Appendix H), and were prepared by Merrell-Johnson Companies. Both reports are available for review at the City of Victorville Planning Development Department and results are summarized herein. The Proposed Project would disturb more than one acre and therefore would be subject to the National Pollutant Discharge Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activities that causes the disturbance of one acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The purpose of the SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct, and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction. The NPDES also requires a Water Quality Management Plan (WQMP). A Preliminary WQMP for the Proposed Project, updated November 8, 2023, has been submitted for review and approval by the City of Victorville. The WQMP was prepared to meet NPDES Area Wide Stormwater Program requirements.

Mandatory compliance with the Proposed Project's WQMP as approved by the City, in addition to compliance with NPDES Permit requirements, would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. Therefore, implementation of the Proposed Project would not violate any water quality standards or waste discharge requirements. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

b. The Project Site is located within the service area of Victor Valley High Desert Region of San Bernardino County, County Service Area (CSA) 64 provides water services to the Spring Valley Lake unincorporated area, which is the southeastern Victorville community. CSA 64 provides water services to approximately 4,000 customer connections, serving a population of approximately 11,200 within its 4 square mile service area, which is located in the High Desert area of western San Bernardino County,

California. CSA 64's Water Enterprise includes approximately 41 miles of distribution and transmission mains, 5 active wells, 1 booster pumping station, and 3 water storage reservoirs[13].

According to the UWMP, during a multiple dry-year period, s total water supply is projected to be2,900acre-feet (AF) by 2045, while the total water demand is projected to be 2,900 AF in the same year, resulting in neither surplus or deficit.[14] The Proposed Project is consistent with land use designation and anticipated water use has been anticipated by Special Districts County Service Area 64.. Therefore, Special Districts County Service Area 64 's supplies are sufficient to meet demand within the district's service area. The Proposed Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede substantial groundwater management of the basin. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

c(i). The Project Site development would not involve the alteration of a stream or river and would not substantially alter on-site drainage patterns. There are no existing streams or rivers that traverse the Project Site. Stormwater runoff volumes would be directed into the infiltration basin and overflow would drain to Pahute Avenue, into the existing stormwater drainage system. Once conveyed off-site and into the urban stormwater drainage system, the potential for erosion is minimal. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

c(ii-iv). Onsite storm runoff flows will be conveyed through the Proposed Project as street flows within the improved paved streets, curbs, and gutters. Runoff flows will exit the interior streets through future storm drain systems at the northeast corner of the intersection of Street A and Pahute Avenue and at both street knuckles and be conveyed into a landscaped bio-swale along the north and east boundaries of the project. Intermittent check dams within the bio-swale will allow for retention and infiltration of the storm runoff flows. The bio-swale shall be designed to capture the increased storm runoff volume due to the development of the project and to mitigate the Design Capture Volume (DCV) from the street runoff in the Water Quality Management Plan (WQMP). This increased storm runoff volume of 4,676 cubic feet was calculated using the San Bernardino Hydrology Manual. The DCV of the bio-swale is 6,634 cubic feet with a total project DCV of 17,232 cubic feet.

Additionally, the Project Site is not within a 100-Year Federal Emergency Management Agency (FEMA) flood zone, or a 500-year FEMA flood zone[15].The proposed improvements onsite are not located within a flood hazard risk area associated with a 100-year flood and would not result in substantially altered on-site surface water drainage patterns. According to the FEMA Flood Insurance Rate Map, the Project Site is located on Map 06071C6485J in Zone X, which is defined as areas of minimal flood hazards.[16] Implementing the Proposed Project would result in minimal increases in stormwater runoff that would flow into a proposed on-site infiltration basin and then into the City stormwater drainage system along Pahute Avenue. The impervious surface area associated with the proposed storage area would not

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[13] 2020 Urban Water Management Plan, System Description-page 3-1. 2020 Urban Water Management Plan. County of San Bernardino Department of Public Works Special Districts Count Service Area 64 Spring Valley Lake.
2020 Urban Water Management Plan. County of San Bernardino Department of Public Works Special Districts Count Service Area 64 Spring Valley Lake.

[15] City of Victorville General Plan. 2021-2029 Safety Element: Figure 4. Flood Hazards. Accessed February 16, 2024.

[16] https://msc.fema.gov/portal/search?AddressQuery=grand%20terrace%2C%20ca#searchresultsanchor. Accessed 8/5/2022.

substantially increase the rate or amount of surface runoff to the extent that the project increases flood risk on-site or off-site. The Proposed Project would require approval of a City-approved hydrology study and WQMP and implementation of a City-approved drainage plan designed with sufficient capacity to retain stormwater on-site such that post-project peak stormwater runoff matches pre-project conditions. The Proposed Project would also include any required improvements in accordance with the City's Municipal Code. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

d. The Project Site is not located within a tsunami hazard inundation zone and is not in an area subject to current or projected future coastal flooding. A seiche is caused by oscillation of the surface of a large enclosed or semi-enclosed body of water due to an earthquake or large wind event. The Project Site is not located near a large enclosed or semi-enclosed body of water. As shown on Figure 4 *Flood Hazards Map* of the City's General Plan, the Project Site is not located in an area associated with flood hazards. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

e. As discussed above, no water quality degradation or groundwater impacts would occur as a result of the Proposed Project. The Proposed Project would comply with the requirements under the NPDES Permit program, the City-approved WQMP, and the implementation of associated BMPs and other requirements of SWPPP as well as a City-approved drainage plan which will ensure stormwater discharges associated with construction and use of the project comply with regulatory requirements in the City. The project would not conflict with or obstruct implementation of a sustainable groundwater management plan. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

References

City of Victorville General Plan 2030. 2008.

FEMA. *Flood Insurance Rate Map 06071C6480H.* August, 28, 2008.

2020 Urban Water Management Plan. County of San Bernardino Department of Public Works Special Districts Count Service Area 64 Spring Valley Lake. June 2021.

Merrell Johnson Companies. Hydrology Study. Updated November 8, 2023.

Merrell Johnson Companies. *WQMP Management Plan*. Updated November 8, 2023.

XI. Land Use and Planning *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion

a. The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility in an existing community or between a community and an outlying area. The Proposed Project does not include the construction of a linear feature, and the Project Site is currently vacant. Therefore, the Proposed Project would neither physically divide an established community nor cause a significant environmental impact due to conflict with any land use plans or policies. No impacts would occur, and no mitigation measures are required.

b. The Proposed Project includes 39 parcels would be for the purpose of future single-family residential use. The General Plan designation for the property is Low Density Residential in the Zoning District of R-1 (Single-Family Residential). Implementation of the Proposed Project would not physically divide an established community as the Project Site currently consist of predominately vacant land and one single-family residential dwelling unit and is adjacent residential development to the north. The Proposed Project would be consistent with the City's General Plan land use designation Sections 3.3 and 3.4 and would not 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, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

References

City of Victorville Municipal Code (2023).

City of Victorville General Plan. Land Use Element. (2022).

XII. Mineral Resources *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion

a-b. The Project Site is not located within a mineral resource zone (MRZ) and would not 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 or locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, as shown on Figure RE-1 of the City's General Plan.[17] No impacts are identified or anticipated and no mitigation measures are required.

References

City of Victorville General Plan. Resource Element, Figure RE-1:Victorville Planning Area Mineral Land Classifications Map- 2030. 2008.

[17] City of Victorville General Plan. Figure RE-1.

XIII. Noise *Would the project result in:*	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
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?	☐	☐	☐	☒

Existing Environmental Setting

Noise Descriptors

Noise can be measured in the form of a decibel (dB), which is a unit for describing the amplitude of sound. The predominant rating scales for noise in the State of California are the Equivalent-Continuous Sound Level (L_{eq}), and the Community Noise Equivalent Level (CNEL), which are both based on the A-weighted decibel (dBA). L_{eq} is defined as the total sound energy of time-varying noise over a sample period. CNEL is defined as the time-varying noise over a 24-hour period, with a weighting factor of 5 dBA applied to the hourly L_{eq} for noises occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and 10 dBA applied to events occurring between 10:00 p.m. and 7:00 a.m. defined as sleeping hours). The State of California's Office of Noise Control has established standards and guidelines for acceptable community noise levels based on the CNEL and L_{dn} rating scales.

Noise Standards

The City of Victorville General Plan Noise Element aims to limit exposure of the community to excessive noise levels and provides a systematic approach to ensure that noise does not affect the health and serenity of Victorville residents and minimize excessive, objectionable or harmful noise impacting existing and future residents and land uses. The City has established noise sensitivity standards for new development with the goal of reducing undesirable noise impacts. The applicable type of land use category that applies to the Proposed Project is Residential land use. Under this classification, Table N-3 within the Noise

Element identifies a maximum outdoor noise level up to 60 dB Ldn is considered normally acceptable and a maximum outdoor noise level of 65+ dB Ldn is considered conditionally acceptable[18].

Discussion

a,b. The Noise Element of Victorville General Plan identifies hospitals, convalescent homes, schools, churches and sensitive wildlife habitats as being sensitive to noise. However, there no hospitals, convalescent homes, churches or sensitive wildlife habitats adjacent to or within the Project Site. According to Table N-3: Victorville Land Use Compatibility Standard of the City of the Victorville General Plan, noise levels of up to 60 decibels (dB) is considered "Normally Acceptable" for residential. 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, they are typically 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. According to Chapter 13: Noise Control of Victorville's Municipal Code, construction activities would be limited to the hours between 7:00 AM and 10:00 PM for residential zones with noise levels up to 65 dB at any time. With adherence to the Noise Element of the Victorville the General Plan and Municipal Code, less than significant impacts are identified or anticipated and no mitigation measures are required.

c. Southern California Logistics Airport Planning Area (SCLA) includes the former George Air Force Base and an area north to the existing City boundary, and east towards the Mojave River and along the north side of Air Expressway of the former base.[19] The SCLA Planning Area is approximately eight miles to the northwest of the Project Site.

References

City of Victorville General Plan. Noise Element: Victorville Land Use Compatibility Standards. 2030. 2008.

[18]City of Victorville General Plan. Noise Element: Victorville Land Use Compatibility Standards. Accessed February 14, 2024.

[19] City of Victorville General Plan. Page LU-26.

XIV. Population and Housing *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Discussion

a-b. State law requires jurisdictions to provide for their share of regional housing needs. As part of the Regional Housing Needs Assessment (RHNA), the Southern California Association of Governments (SCAG) determines the housing growth needs by income category for cities within its jurisdiction, which includes the City of Victorville. Every eight years, the State of California provides the number of housing units that should be accommodated in each region within the State. To comply with State law, the City's Housing Element 2022 version must be updated to ensure the City's policies and programs can accommodate its share of the estimated housing growth identified by the State. For the current Housing Element 2022 update, the City's share of the RHNA is 8,146 for 2013 to 2021, split among different income levels (based on Area Median Income, or AMI) as shown in Table 7, below.

Table 7
Units Required by Income

Income Category	Number of Units	% of Total Units
Extremely Low (30% AMI or less)	868	10.6%
Very Low Income (31-50% of AMI)	867	10.6%
Low Income (51-80% of AMI)	1,136	13.9%
Moderate Income (81-120% of AMI)	1,504	18.4%
Above Moderate Income (More than 120% of AMI)	3,791	46.4%
Total Units	**8,165**	**100%**

Through the RHNA process, the City must show that it has the regulatory and land use policies to accommodate housing needs. As shown on Table 7, the City of Victorville is in compliance with housing needs. The Proposed Project is anticipated generate approximately 135 people based on the average family household size provided by the City's General Plan of 3.48 persons per household.[20] Implementation of the Proposed Project would provide 39 residential units to the City of Victorville, thus assisting the City in satisfying the housing needs for the anticipated population growth of the City. No significant adverse impacts are identified or anticipated and no mitigation measures are required.

[20] US Census Bureau. https://www.census.gov/quickfacts/fact/table/victorvillecitycalifornia/PST045222.

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:*	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Fire protection?	☐	☐	☒	☐
2. Police protection?	☐	☐	☒	☐
3. Schools?	☐	☐	☒	☐
4. Parks?	☐	☐	☒	☐
5. Other public facilities?	☐	☐	☐	☒

Discussion

a (1). Fire Protection within the City of Victorville is provided by the City of Victorville Fire Department. The Victorville Fire Department actively operates out of four Fire Stations. The nearest fire station to the Project Site is located at 12398 Tamarisk Road, approximately 100 feet south of the Project Site. The Proposed Project is in an urbanized area that occurs within the existing fire service area and would accommodate approximately 135 residents based on the average family household size provided by the City's General Plan of 3.48 persons per household. This increase of population in the project area has been anticipated by the General Plan Housing Element and therefore, the Proposed Project would be expected to receive adequate fire protection services and would not result in the need for new or physically altered fire protection facilities. Development Impact fees are collected at the time of building permit issuance. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

a (2). Police service in the City of Victorville are provided by the San Bernardino County Sheriff's Department. Victorville Sheriff's Department is located at 14200 Amargosa Road, approximately 3.9 miles northwest of the Project Site. The Victorville Police Department employs over 120 people and is responsible for providing public safety services to a geographical area of over 74 square miles and to a population of approximately 125,000 residents. The average response time in 2021 was 49.21 minutes.[21] The Proposed Project is in an urbanized area that occurs within the existing fire service area and would accommodate approximately 135 residents based on the average family household size provided by the City's General Plan of 3.48 persons per household, and services are funded through the City's General Fund. Developer Impact fees are collected at the time of building permit issuance. Therefore, no significant adverse impacts to law enforcement are identified or anticipated, and no mitigation measures are required.

[21] City of Victorville General Plan. Section 3.3 Police Services. Accessed February 14, 2024.

a (3). The Project Site is located within the boundary of the Victor Elementary School (VESD) and the Victor Valley Union High School Districts (VVUHSD). The VESD Quadrant Map identifies schools that would provide educational services to the project area including Galileo School of Gifted and Talented Education (GATE) (15999 Warwick St.), Mojave Vista School of Cultural Arts (16100 Burwood Ave.), Lomitas Community of Learners (Independent Studies) (12571 1st Ave.), Endeavour School of Exploration (12403 Ridgecrest Road) and Mountain View Montessori (17000 Silica Road). The VVUHSD Boundaries Map shows that Goodwill High School (12350 Mojave Drive), Victor Valley High School (16500 Mojave Drive) and Lakeview Leadership Academy (1284 Tamarisk Road) provide educational series to the project area. Using the Student Generation Rates (SGR) provided the school districts, the Proposed Project is anticipated to generate approximately 20 students. With the collection of development impact fees, impacts related to school facilities are expected to be less than significant. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

a (4). According to the Victorville General Plan EIR, outdoor recreation resources in the City are identified as public parks, public golf courses, public access lakes, bicycle paths, pedestrian trails and linkages between recreation areas and urbanized places. As of 2008 the City maintains 409.9 acres of parkland, which includes 23 parks and golf courses. The City strives to comply with the 1975 Quimby Act for parks requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. The City strives to maintain a ratio of three acres of park land per 1,000 population. The Proposed Project would generate approximately 135 residents (3.48 people per household) and therefore result in the need for approximately 0.4 acres of parkland. However, the Proposed Project would include open recreation/space areas of 0.5 acres for future residents which exceeds the three acres required to meet the City's ratio. consistent with the City's General Plan and would be accounted for in the City's anticipated population growth. Therefore, with the collection of development impact fees and inclusion of open recreation/space areas proposed within the development, impacts to parks are less than significant and no mitigation measures are required.

a (5). The Proposed Project's anticipated number of residents (135 people based on the average family household size provided by the City's General Plan of 3.48 persons per household) would increase demand for other public facilities/services, such as libraries, community recreation centers, and/or animal shelters. The Project Proponent would be required to pay the applicable development impact fees, property tax, and utility user tax. As such, implementation of the Proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. No impacts are identified or are anticipated, and no mitigation measures are required.

References

City of Victorville General Plan 2030. 2008.

Draft Program Environmental Impact Report City of Victorville General Plan 2030, City of Victorville, 2008.

XVI. Recreation *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Discussion

a-b. According to the General Plan EIR, outdoor recreation resources in the City are identified as public parks, public golf courses, public access lakes, bicycle paths, pedestrian trails and linkages between recreation areas and urbanized places. As of 2008 the City maintains 409.9 acres of parkland, which includes 23 parks and golf courses. The City strives to comply with the 1975 Quimby Act for parks requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. According to the Victorville General Plan EIR, outdoor recreation resources in the City are identified as public parks, public golf courses, public access lakes, bicycle paths, pedestrian trails and linkages between recreation areas and urbanized places. As of 2008 the City maintains 409.9 acres of parkland, which includes 23 parks and golf courses. The City strives to comply with the 1975 Quimby Act for parks requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. The City strives to maintain a ratio of three acres of park land per 1,000 population. The Proposed Project would generate approximately 140 residents (3.68 people per household) and therefore result in the need for approximately 0.4 acres of parkland. However, the Proposed Project would include open recreation/space areas of 0.5 acres for future residents which exceeds the three acres required to meet the City's ratio. consistent with the City's General Plan and would be accounted for in the City's anticipated population growth. Therefore, with the collection of development impact fees and inclusion of open recreation/space areas proposed within the development, impacts to parks are less than significant and no mitigation measures are required.

XVII. Transportation *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? *NOTE: While public agencies may immediately apply Section 15064.3 of the updated Guidelines, statewide application is not required until July 1, 2020. In addition, uniform statewide guidance for Caltrans projects is still under development. The PDT may determine the appropriate metric to use to analyze traffic impacts pursuant to section 15064.3(b). Projects for which an NOP will be issued any time after December 28th, 2018 should consider including an analysis of VMT/induced demand if the project has the potential to increase VMT (see page 20 of OPR's updated SB 743 Technical Advisory), particularly if the project will be approved after July 2020.*	☐	☐	☒	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d. Result in inadequate emergency access?	☐	☐	☒	☐

Existing Environmental Setting

A Transportation Study Screening Assessment, dated June 15, 2022, was completed by Ganddini Group, Inc. (see Appendix I) to assess potential transportation impacts resulting from development of the Proposed Project both in the context of CEQA and City of Victorville discretionary authority. The project has been screened for both level of service (LOS) analysis and vehicle miles traveled (VMT) analysis using the established criteria as specified in the County of San Bernardino Transportation Impact Study Guidelines, July 2019 ["County TS Guidelines"] and City of Victorville Resolution 20-031: Guidelines for Vehicle Miles Traveled (VMT) Thresholds of Significance for Purposes of Analyzing Transportation Impacts Under the California Environmental Quality Act (CEQA). (June 2020) ["City VMT Guidelines"].

Discussion

a. Regional access to the Project Site is provided by the Interstate 15 Freeway located approximately four miles west of the Project Site. Key roadways providing local circulation include Bear Valley Road, Tamarisk Road, and Ridgecrest Road. As shown on Figure CIRC-6 *Non-Motorized Transportation Plan*

on the City's General Plan, there are currently no existing bike routes near the Project Site. [22] Pedestrian facilities (i.e. sidewalks) will be provided long the frontages the Proposed Project and that include unnamed streets on Site Plan (see Figure 3-Site Plan), Huerta Street, Pahute Avenue and Tamarisk Road. Project construction and operation would not conflict with any program, plan, or policy addressing the circulation system in the City. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

b. The Proposed Project is forecast to generate approximately net new 349 daily trips, including 26 net new trips during the AM peak hour and 35 net new trips during the PM peak hours, the Proposed Project satisfies the daily vehicle trip threshold screening criteria established by the City of Victorville and may be presumed to result in a less than significant VMT impact. Thus, a detailed VMT analysis using a travel demand model or tool to quantify the VMT associated with the project is not required. No significant adverse impacts are identified or anticipated and no mitigation measures are required.

c. The Proposed Project would not involve any new hazardous design or features nor introduce any new uses that would be incompatible with transportation. The Proposed Project would not include sharp curves or dangerous intersections. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

d. The Project would not affect emergency response routes. The Project would include an emergency entrance/exit on the southern boundary of the Project Site. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

References

City of Victorville General Plan 2030. 2008.

Ganddini Group, Inc. *TTM 20489 Tamarisk Road Project Transportation Study Screening Assessment.* June 15, 2022.

[22] City of Victorville General Plan 2030. Figure CIRC-6/Page C-24.

XVIII. Tribal Cultural Resources *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the Project Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resource Code § 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 in 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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Existing Environmental Setting

The City of Victorville commenced the AB 52 process on September 21, 2022, by sending out consultation invitation letters to tribes previously requesting notification pursuant to Public Resources Code section 21080.3.1. Any new mitigation measures resulting from the consultation process and not included herein will be made Conditions of Approval.

Discussion

a(i-ii). As previously noted, no prehistoric or historic resources were identified from the archaeological investigation. As such, no historical resources that would require further consideration as defined under CEQA were identified within the project vicinity.

The Project Site is not listed in state or local registers as a historical resource. Mitigation measures are proposed to address historical and archaeological resources (possibly human remains) potentially discovered during construction. The following tribal mitigation measures recommended by the San Manuel tribe will be implemented.

Mitigation Measure CR-1:

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

Mitigation Measure CR-2:

If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

Mitigation Measure CR-3:

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

Mitigation Measure TCR-1:

The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in CR-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resource Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.

Mitigation Measure TCR-2:

Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

Implementation of Mitigation Measures CUL-1 through CUL-3 and Mitigation Measures TCR-1 and TCR-2 would reduce potentially significant impacts on Tribal Cultural Resources to less than significant.

XIX. Utilities and Service Systems *Would the project:*	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Discussion

a.
Water

The Project Site is located within Victor Valley High Desert Region of San Bernardino County. County Service Area (CSA) 64 provides water services to the southeastern Victorville area. CSA 64 provides water services to approximately 4,000 customer connections, serving a population of approximately 11,200 within its 4 square mile service area. CSA 64's Water Enterprise includes approximately 41 miles of distribution and transmission mains, 5 active wells, 1 booster pumping station, and 3 water storage reservoirs[23].The Proposed Project would adhere to Special Districts County Service Area 64 requirements for ensuring that the appropriate connections are made to the existing main water and sewer lines. To the

[23] 2020 Urban Water Management Plan, System Description-page 3.1. 2020 Urban Water Management Plan. County of San Bernardino Department of Public Works Special Districts Count Service Area 64 Spring Valley Lake.

south of the Project Site are 12-inch water lines in Pahute Avenue and Huerta Street, and to the east is a16-inch water line in Tamarisk Road. The Special Districts County Service Area 64 existing water system facilities are anticipated to be capable of meeting the Proposed Project's water demand of 10,450 gallons per day, or. with no facility expansion required[24].

Sewer Collection and Wastewater Treatment

There is an 8-inch sewer line along Tamarisk Road adjacent to the Project Site. Wastewater within the service boundary of CSA 64 is collected via the CSA 64 owned and operated 35-mile collector sewer system involving three sewage lift stations. Total wastewater flow is measured through a single metering station as it discharges to regional interceptor sewer (CSA 64 Outfall) and Regional Wastewater Treatment Plant owned and operated by the Victor Valley Wastewater Reclamation Authority (VVWRA). The Proposed Project is within the VVWRA service area and all flows from CSA 64 are conveyed to the VVWRA regional wastewater treatment plant. The Master Plans for sewer and wastewater treatment plants are based on development demands provided for in the General Plans of jurisdictions served. Based on a return flow of 60% of water demands, the Proposed Project is estimated to generate approximately 0.019 MGD of wastewater. In 2020, the VVWRA wastewater plant had a capacity of 18 MGD with treated effluent flows to the Mojave River capped at 14 MGD[25] With a minimum 4 MGD remaining capacity, it is estimated that sufficient capacity remains at the treatment plant to serve the Proposed Project and no new facilities would be required.

Stormwater Drainage

Stormwater runoff volumes would be directed into the proposed infiltration basin and overflow would drain to Street A and Pahute Avenue, into the existing stormwater drainage system. The Proposed Project is not anticipated to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion, siltation, or flooding on- or off-site.

Electric Power

Southern California Edison (SCE) provides electrical service to the project area. The Proposed Project will receive electrical power through connection to Southern California Edison's existing underground power lines along the eastern frontage of the Project Site and adjacent to Tamarisk Road.

Natural Gas

Southwest Gas provides natural gas service to the vicinity and the Proposed Project Site. Therefore, the Proposed Project will receive natural gas from Southwest Gas through connection to the existing line along the eastern frontage and adjacent to Tamarisk Road.

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

Telephone and Cable

Verizon and Charter provide telecommunication services to the vicinity of the area; existing lines are located along Tamarisk Road. Residential development of the Proposed Site has been included in the utility providers' plans and therefore all utilities necessary to serve the project are of sufficient capacity and no expansion would be required.

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

b. CSA 64 provides water services to approximately 4,000 customer connections, serving a population of approximately 11,200 within its 4 square mile service area, which is located in the High Desert area of western San Bernardino County, California. CSA 64's Water Enterprise includes approximately 41 miles of distribution and transmission mains, 5 active wells, 1 booster pumping station, and 3 water storage reservoirs[26].

According to the UWMP, during a multiple dry-year period, s total water supply is projected to be 2,900acre-feet (AF) by 2045, while the total water demand is projected to be 2,900 AF in the same year, resulting in neither surplus or deficit.[27] The Proposed Project's water demand is The Proposed Project is consistent with land use designation and anticipated water use has been anticipated by Special Districts County Service Area 64. Therefore, Special Districts County Service Area 64 's supplies are sufficient to meet demand within the district's service area. The Proposed Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede substantial groundwater management of the basin. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

c. Wastewater within the service boundary of CSA 64 is collected via the CSA 64 owned and operated 35-mile collector sewer system involving three sewage lift stations. Total wastewater flow is measured through a single metering station as it discharges to regional interceptor sewer (CSA 64 Outfall) and Regional Wastewater Treatment Plan owned and operated by the Victor Valley Wastewater Reclamation Authority (VVWRA). Based on a return flow of 60% of water demands, the Proposed Project is estimated to generate approximately 0.019 MGD of wastewater. In 2020, the VVWRA wastewater plant had a capacity of 18 MGD with treated effluent flows to the Mojave River capped at 14 MGD[28] With a minimum 4 MGD remaining capacity, it is estimated that sufficient capacity remains at the treatment plant to serve the Proposed Project and no new facilities would be required. Therefore, less than significant impacts to wastewater service capacity are identified or anticipated, and no mitigation measures are required.

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[26] 2020 Urban Water Management Plan, System Description-page 3-1. 2020 Urban Water Management Plan. County of San Bernardino Department of Public Works Special Districts Count Service Area 64 Spring Valley Lake.
2020 Urban Water Management Plan. County of San Bernardino Department of Public Works Special Districts Count Service Area 64 Spring Valley Lake.

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

d-e. According to the General Plan, the City of Victorville disposes sanitary waste at the Victorville Sanitary Landfill, which is operated by the Solid Waste Management Division of the San Bernardino County Public Works Department in accordance with a Waste Disposal Agreement between the City and the County.[29] The Victorville Sanitary Landfill has a capacity of 3,000 tons per day.[30] According to the California Integrated Waste Management Board's estimated solid waste generation rates, a total of approximately 10 pounds per dwelling unit per day is estimated for single-family residential development.[31] The Proposed Project would therefore generate an estimated 380 pounds. The Proposed Project's demand would represent less than one percent of the total permitted tons day. Construction debris would also be recycled and/or transported to the Victorville Sanitary Landfill. The temporary generation of construction debris would not permanently affect the long-term landfill capacity. Additionally, the Proposed Project would comply with all federal, state, and local statutes and regulations related to solid waste, including the Solid Waste Reuse and Recycling Access Act of 1991. The Act requires that adequate areas be provided for collecting and loading recyclable materials such as paper products, glass, and other recyclables. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

References

City of Victorville General Plan 2030. 2008.

CalRecycle. *Estimated Solid Waste Generation Rates.* Accessed August 10, 2022.

CalRecycle. *SWIS Facility/Site Activity Details: Victorville Sanitary Landfill*. Accessed August 10, 2022 from https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1870?siteID=2652

2020 *Urban Water Management Plan for County of San Bernardino Department of Public Works Special Districts County Service Area 64 Spring Valley Lake.*

ERSC. Water Service Feasibility Study. Monk Capital Group. County Service Area 64-Spring Valley Lake. August 30, 2021.

[29] City of Victorville General Plan. Page LU-16.
[30] https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1870?siteID=2652. Accessed 8/10/22.
[31] https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates. Single-family generation rates. Accessed 8/10/22.

XX. Wildfire *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Substantially 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 the 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 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?	☐	☐	☒	☐

Existing Environmental Setting

Due to the location of the Project Site and the surrounding land uses, wildland fire hazard would be minimal. Review of the CAL FIRE *Fire Hazard Severity Zone* Viewer identifies that the City of Victorville is located in a Local Responsibility Area (LRA). The Project Site is not located in a Very High Fire Hazard Severity Zone.

Discussion

a. The CALFIRE Fire Hazard Severity Zone Viewer shows that the Project Site is not within a fire hazard severity zone. The Project Site does not contain any emergency facilities, nor is located adjacent to an emergency evacuation route. During construction and long-term operation, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the City of Victorville fire and police. The Proposed Project would not impair an adopted emergency response plan or emergency evacuation plan. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

b-d. The Project Site is relatively flat and is not located in an area known to have slope hazards, according to Figure S-3 *Slope Hazards* of the City's General Plan.[32] The Project Site is also not located in an area known to contain flood hazards as shown on Figure S-4 *Flood Hazards Map* of the City's General Plan.[33] Access to the site would be via Pahute Avenue and Huerta Street, which are existing roads. The Project

[32] City of Victorville General Plan. Figure S-3/Page S-8.
[33] City of Victorville General Plan. Figure S-2/Page S-6.

Site is approximately 3.75 miles east of Interstate-15, which is a County-assigned emergency evacuation route. Implementation of the Proposed Project would not include any risks including downslope or downstream flooding or landslides as a result of runoff post-fire slope instability, or drainage changes. The Proposed Project is anticipated to be sufficiently served by existing infrastructure and utilities and would not require the installation or maintenance of additional infrastructure.

Although the Project Site is not associated with wildfire risks, the Proposed Project would be developed in compliance with the Fire Hazard Abatement Ordinance (Chapter 8.09, Victorville Municipal Code) and measures in the California Building Code (CBC) which reduce fire hazards in structures. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

References

CALFIRE, *Fire Hazard Severity Zone Viewer,* Accessed August 18, 2022 at:
https://egis.fire.ca.gov/FHSZ/

City of Victorville Municipal Code. *Chapter 8.09 Fire Hazard Abatement Ordinance.* 2021.

XXI. Mandatory Finding of Significance	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion

a. The project would not decrease the quality of the environment, reduce fish or wildlife population, or eliminate important examples of major periods of California history or prehistory. With implementation of **Mitigation Measures BIO-1 through BIO-5, Mitigation Measures CUL-1 through CUL-3, and Mitigation Measure GEO-1** impacts to cultural and biological resources would be less than significant. Therefore, no significant adverse impacts are identified or anticipated and no additional mitigation measures are required.

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

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

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

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

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