53-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION PLAN22-00029

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Prepared for:
City of Victorville Development Department
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October 2024

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I. CEQA ENVIRONMENTAL CHECKLIST

1.	**Project Title:**	Tentative Tract Map No. 20527, Plan22-00029
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:**	Casandra Erskine City of Victorville Planning Division Assistant Planner CErskine@victorvilleca.gov (760) 955-5135
4.A.	**Project Applicant:**	Canaday Company/Luna LLC Roger Sherr rsherr@sherrdev.com (248) 626-9099
4.B.	**Engineer/Representative:**	Jeff Ashbaker Ludwig Engineering Associates, Inc. jashbaker@ludwingeng.com (909) 884-8217
5.	**General Plan Designation(s):**	Low Density Residential
6.	**Zoning Designation:**	R-1 (Single Family)

7. Project Location: The Project Site is located at the southwest corner of Luna Road and Fremontia Road in the City of Victorville, County of San Bernardino. Reference **Figure 1, *Regional Location Map***, and **Figure 2, *Vicinity Map.***

A. Total Project Area: 19.08 acres

B. Assessor's Parcel Number(s): 3096-341-04 and 3096-341-09

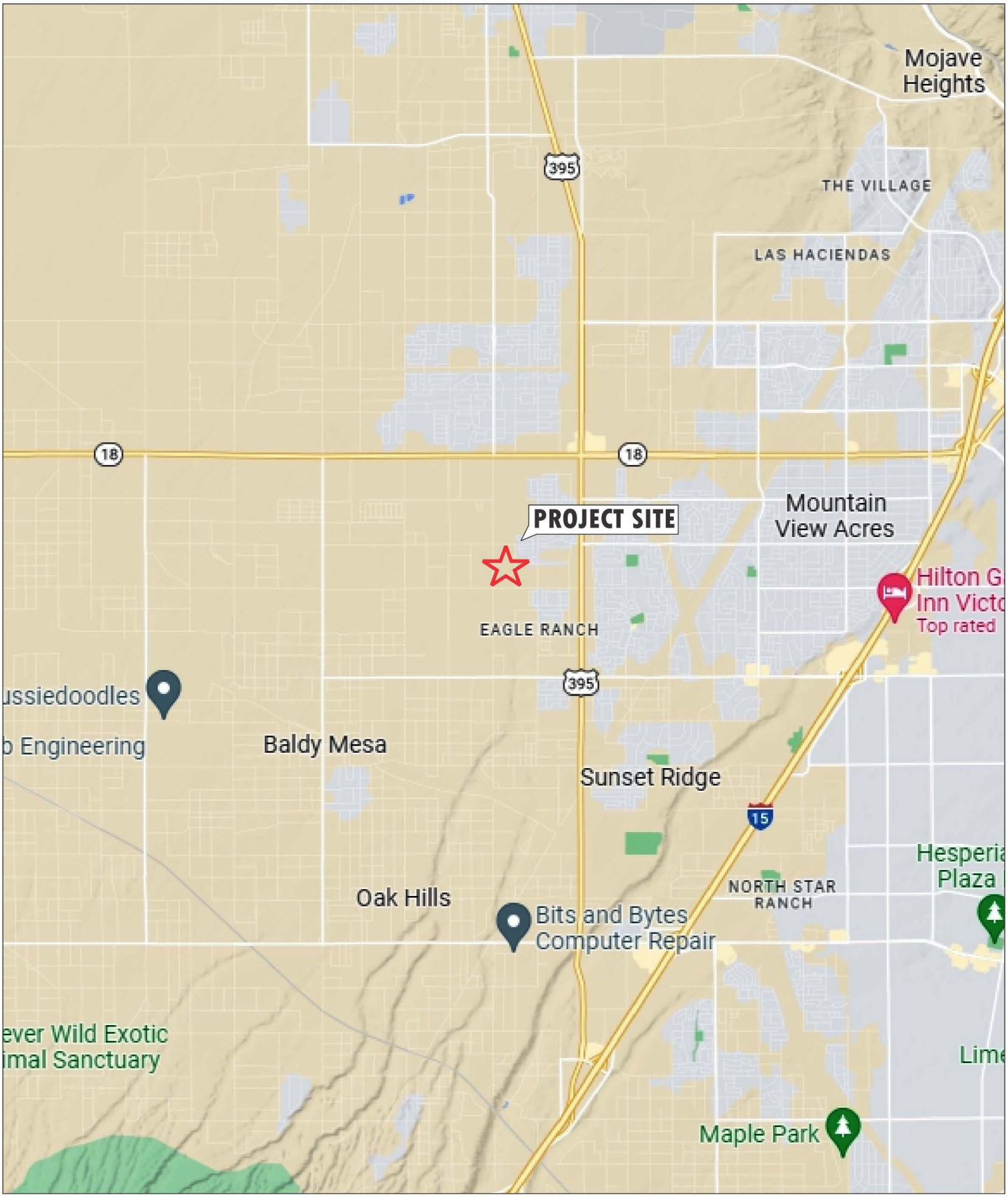
C. Section, Township & Range: Section 28, Township 5N, Range 5Wof the Baldy Mesa USGS Quadrangle Topographic Map

D. Elevation: 3,230 to 3,250 feet above mean sea level

8. Description of Project and Existing Setting:

Project Overview

Canaday Company/Luna LLC is requesting the entitlement of a Tentative Tract Map (No. 20527, expired TTM No. 18345) to allow for the development of 53 residential lots in the City of Victorville. The Project Site occurs on two undeveloped parcels (APN 3096-341-04, and -09) located west of Fremontia Road and south of Luna Road on 19.08 acres. The site is currently designated as having a LDR (Low Density Residential) Land Use on the City of Victorville General Plan Land Use Map and has a zoning classification as R-1 (Single-family Residential) allowing up to five dwelling units per acre. Therefore, at 2.64 dwelling units per acre, the Proposed Project would be an allowable use under the current land use designations.



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REGIONAL LOCATION

Tentative Tract Map No. 20527 - PSUB21-00107

City of Victorville, California

FIGURE 1



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Feet

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PROJECT VICINITY

Tentative Tract Map No. 20527 - PSUB21-00107

City of Victorville, California

FIGURE 2

Project History and Background

The 19.08-acre Project Site was previously evaluated and approved tentatively for the development of single-family homes; however, the map was not recorded prior to its expiration date. The rapidly growing population in the City of Victorville and geographical location of the project provides an ideal opportunity to provide additional housing for residents.

Architecture

The Proposed Project (TTM 20527) includes construction of 53 one and two- story homes and shall be designed in similar architecture to surrounding residential developments. The proposed design includes perimeter six-foot block walls as a feature to mitigate noise levels on neighboring properties (refer to **Figure 3** ***Site Plan***).

Access and Circulation

The Proposed Project would be accessed from Fremontia Road via three internal access roads. All three internal roads would be cul-de-sacs (See Figure 3: Site Plan). Fire access will be provided from Luna Road to Fremontia Road with secondary access through the southerly residential tract (TTM 20488) via a proposed access Easement Agreement with the current landowner, Victorville Development LLC.

The proposed roadway improvements include the following:

- *Luna Road* Collector Roadway
- Expanded paved 24 ‘roadway
- Additional 10’ sidewalk access

Fremontia Road

- Collector Roadway
- Expanded 20’ roadway to include four driveways into the Project Site
- Additional 10’ sidewalk access

Interior Project Driveways

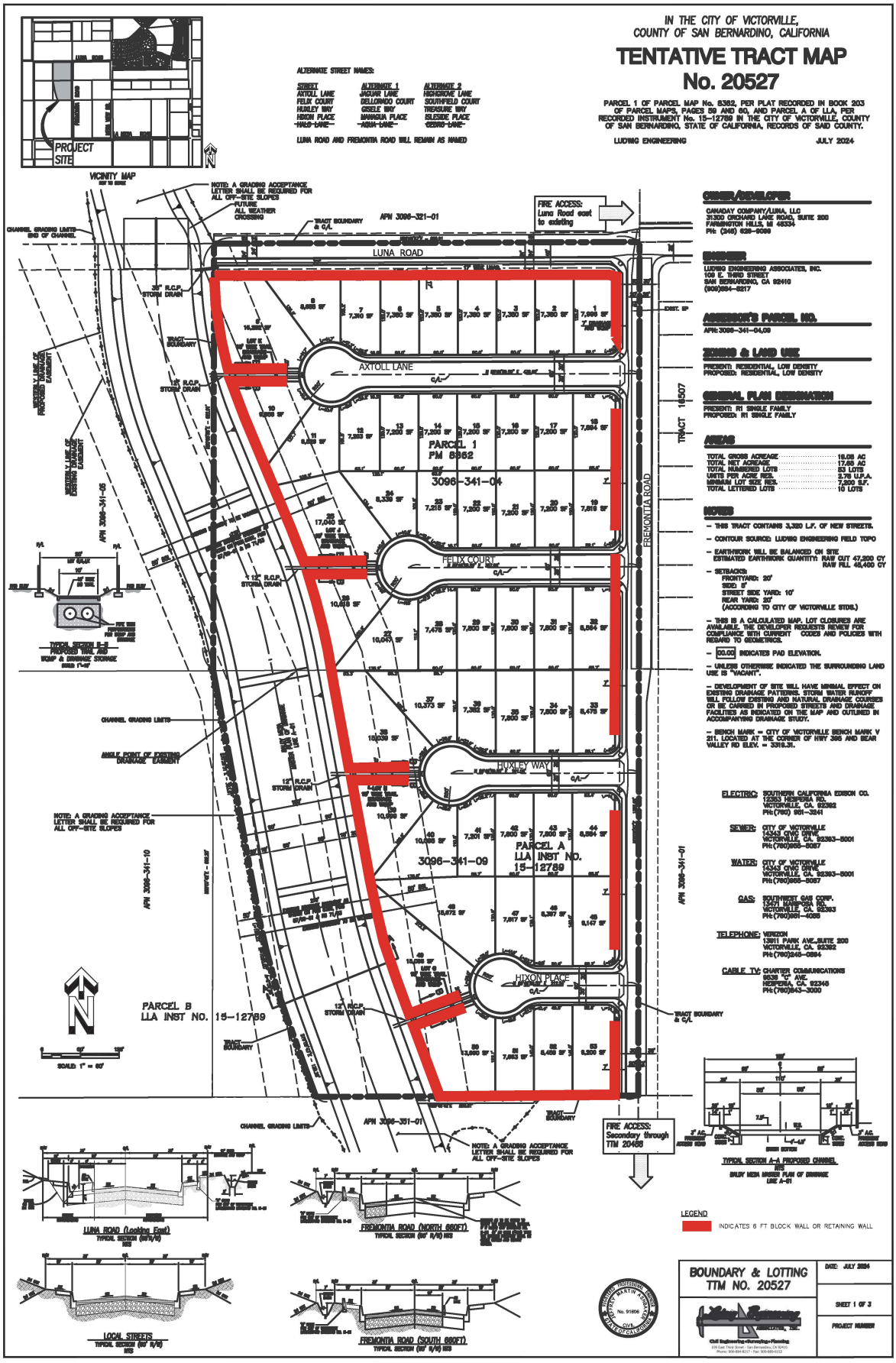
- Paved 40’ driveway cul-de-sacs
- Additional 10’ sidewalk access

Landscape

In accordance with the City Development Code, Lots A, B, C, D, E, and F are linear basins for water quality and flood control purposes that will be landscaped (refer to the Landscape plan on file for cross section and plantings). Lots G, H, J, and K have perforated piping for water quality and flood control purposes underneath the 10’ wide pedestrian trail (refer to WQMP Plan for cross section).

Drainage / Hydrology / Water Quality

From the center of the 19.08-acre Project Site, stormwater flows both east and west. On the easterly property boundary, a 7-foot drainage and water quality trench will be installed within five lettered lots (B – F). On the westerly property boundary water quality infiltration basins will be included within four lettered lots (G, H, J, and K) (see Figures 4 and 5).



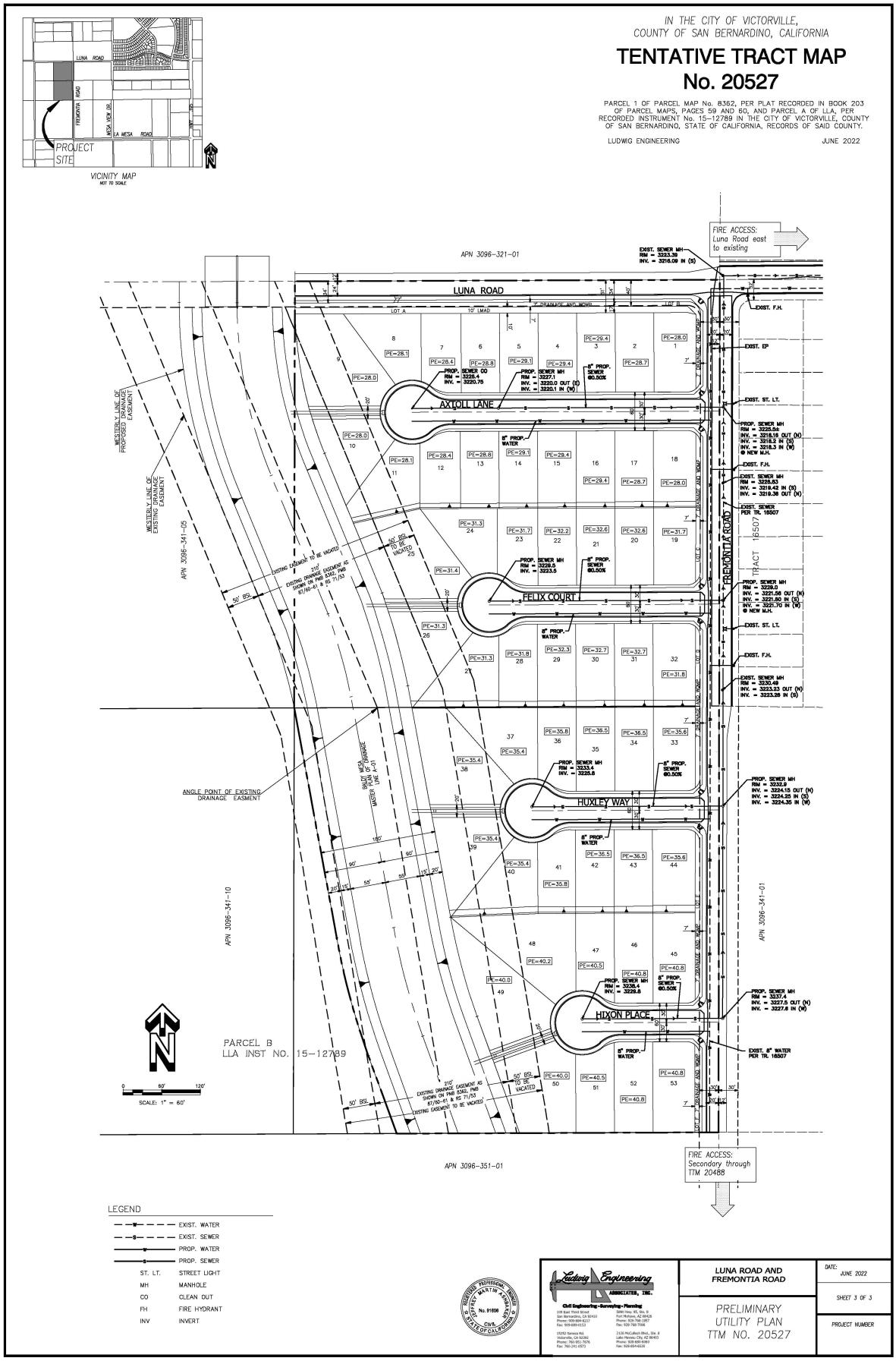
SITE PLAN

Tentative Tract Map No. 20527 - PSUB21-00107

City of Victorville, California

LILBURN CORPORATION

FIGURE 3



Preliminary Utility Plan

Tentative Tract Map No. 20527 - PSUB21-00107

City of Victorville, California

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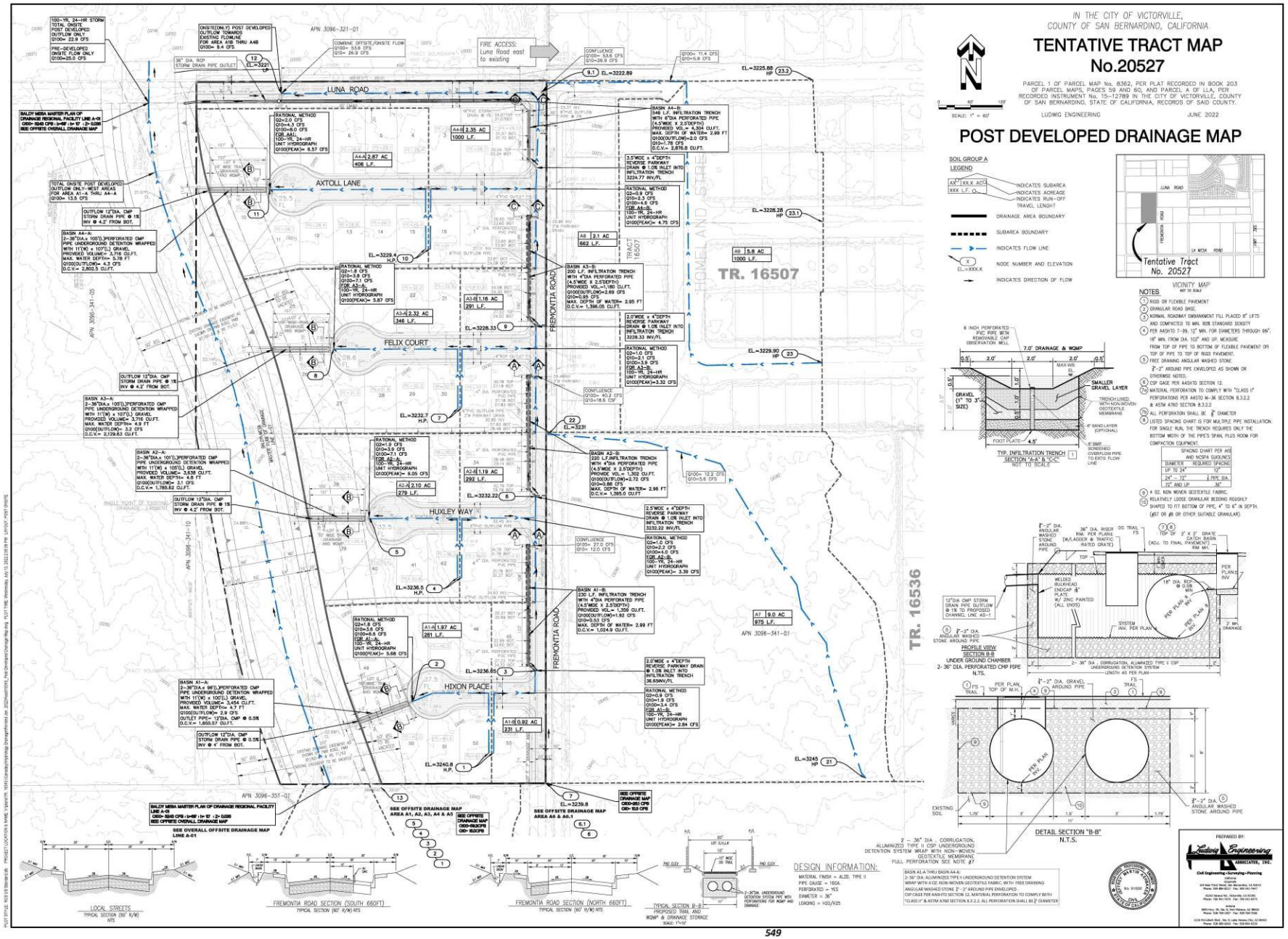
FIGURE 4



Post Developed Drainage Map

Tentative Tract Map No. 20527 - PSUB21-00107

City of Victorville, California

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FIGURE 5

The Project Site currently has a gentle slope from the southwest to the northeast at 1.4 percent grade. The Project Site is divided into eight drainage areas, "A1A", "A2A","A3A","A4A","A1B","A2B","A3B" and "A4B." Drainage areas A1A through A4A are spread throughout the western boundary of the Project Site. A1A through A4A would be conveyed to the proposed Facility A-01 per the Baldy Mesa Master Plan of Drainage (BMPD) through a proposed underground drainage system at the westerly corner of cul-de-sac of each onsite street from east to west and then running between drainage easement lots 49 and 50, lots 38 and 39, lots 25 and 26, lots 9 and 10. Drainage areas A1B through A4B would be located along the western boundary of the Project Site. A1B through A4B would be conveyed to Fremontia Road through a proposed Infiltration Trenches drainage system at the easterly property line with a width of 7 ft. draining from south to north and discharge to westerly of Luna Road. This runoff represents less than 39% compared to the existing condition. Additionally, this flow would also be conveyed to the proposed Facility A-01 per the Baldy Mesa MPD Regional Facility Line A-01. would have four (4) drainage basins on the eastern boundary of the site adjacent to Fremontia Road and an additional 36" storm drain pipeline on the northern boundary of the Project Site adjacent to Luna Road.

All These facilities shall meet City requirements to capture and manage the discharge of surface runoff without any substantial change in the rate or amount.

Sewer and Water Facilities

The Proposed Project will tie into existing water facilities provided by the City of Victorville. Wastewater treatment will be also handled by the City of Victorville. There is an existing sewer line on Fremontia Road that the Proposed Project would connect to. A sewer feasibility study is not required per Development Engineering Department as of May 19, 2022, due to existing 8" VCP water main on Fremontia Road.

Grading

The preliminary grading plan shows that the Project will have balanced earthwork.

The onsite topography of the Project Site is relatively flat, with elevations ranging between approximately 3,230 to 3,250 feet above mean sea level.

Public Services, Utilities and Service Systems

All utilities and public services are currently available on, or adjacent to, the proposed Project Site. Utility and Service System providers are as follows:

Electricity:	Southern California Edison
Water:	City of Victorville
Sewer:	City of Victorville
Cable:	Charter Communication
Gas:	Southwest Gas Corporation
Telephone:	Verizon California, Inc.
School:	Snowline Joint Unified School District
Police:	City of Victorville Police Department
Fire:	City of Victorville Fire Department

Construction and Schedule

Project construction is anticipated to begin in late 2024 and be completed in early 2025. All 53 lots within the tract will be constructed in one phase.

9. Surrounding Land Uses and Existing Setting:

The Project Site is located in the City of Victorville, County of San Bernardino, State of California. Reference **Figure 1, *Regional Location Map***, and **Figure 2, *Vicinity Map***.

The Project Site consists of a generally flat topography with an elevation ranging between approximately 3,230 to 3,250 feet above mean sea level. Vacant land borders the site north, west, and south, and a residential subdivision borders a portion of the Project to the east. The site is currently vacant, and consists of Mojave creosote bush scrub habitat, emergent Western Joshua Trees, and relatively sparse ground cover.

Land uses surrounding the site include both vacant and developed land zoned for primarily residential uses. Reference **Figure 2, Project Vicinity.**

- North– Vacant (Zoned R-1 Single Family)
- East– Residential (Zoned SP-2-91 for Single Family)
- South– Vacant (Zoned R-1 Single Family)
- West– Vacant (Zoned R-1 Single Family)

10. Other Public Agencies

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

- NPDES Permit Requirements - Lahontan Regional Water Quality Control Board
- California Department of Fish and Wildlife

11. Tribal Consultation

The City of Victorville commenced the AB 52 process on September 9, 2022, by sending out consultation invitation letters to tribes previously requesting notification, pursuant to Public Resources Code section 21080.3.1.

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

III. 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

IV. Evaluation of Environmental Impacts

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?	☐	☐	☒	☐

The Public Resources Code Section 21099 states that aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment. A Transit priority area is identified as an area within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program or applicable regional transportation plan. The Proposed Project does not meet any of the criteria of a transit-oriented development. Therefore, the provisions of Public Resources Code Section 21099 are not applicable.

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 Western Joshua Tree Conservation Act via SB 122 (2023). The Western Joshua Tree is also a locally protected archetypal plant of the Mojave Desert.

On June 27, 2023, the California State legislature passed AB 122/SB 122 Western Joshua Tree Conservation Act (WJTCA) which seeks to provide protection for the western Joshua Tree outside of CESA. The legislation provides a mechanism for mitigating development impacts to Western Joshua Tree by obtaining a permit from CDFW where the permit fees are based on the tree's height and location. The fees paid toward the fee-based permit will go into the Western Joshua Tree Conservation Fund for CDFW

to acquire land among other conservation activities. The bill recognized that as of the June 27, 2023, passage of the WJTCA legislation that the Western Joshua Tree is still listed as a candidate species under CESA until the Fish and Game Commission makes a formal determination. Section 1927.2(b) provides applicants with an option to either obtain the fee-based permit or obtain an ITP under CESA.

Discussion

a-b. The Project Site is not within a state scenic highway and there are no identifiable scenic vistas in the immediate area according to the San Bernardino Countywide Plan.[1] There are no historic buildings or rock outcroppings, however there are 14 Joshua trees that have been documented on-site. Western Joshua Trees would be removed via an Initial Take Permit (upon issuance of permit by California Department of Fish and Wildlife) to allow for development of the lots. Future housing tract development would include landscaping; a landscape plan prepared to meet requirements of the City Development Code Section Sec. 16-3.08.090 for single-family residential would be submitted to and approved by the City of Victorville.

c. The Proposed Project would involve the development of 53 residential lots consistent with the City's General Plan. The City Development Code provides development standards for the City's urban area, such as height restrictions and other design guidelines which would be 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 as it is bordered on the east to existing single-family residential and residential and tracts are proposed for the west, south, and north. The General Plan designation for APN 3096-341-04, and -09 is currently Low Density Residential with a zoning of Single-Family Residential (R-1) in which the Proposed Project is an allowable use under the current land use designations. Adjacent uses to the Project Site include vacant land to the west, north, and south, and single-family residential development to the east. 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 53 single-family residential homes 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 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. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

References

San Bernardino Countywide Plan: NR-3 Scenic Routes & Highways. Accessed on August 25, 2023.
Applicable Figures:
- Figure 2: Project Vicinity
- Figure 3: Site Plan

California State Legislature. AB 122/SB 122: Western Joshua Tree Conservation Act (WJTCA). June 27, 2023.

[1] San Bernardino Countywide Plan: NR-3 Scenic Routes & Highways. Accessed on August 25, 2023.

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.[2]" 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 Project Site would therefore not convert farmland to a non-agricultural use. No impacts are identified or anticipated, and no mitigation measures are required.

[2] California Department of Conservation. California Important Farmland Finder. https://maps.conservation.ca.gov/DLRP/CIFF/ Accessed on August 25, 2023.

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.[3] Future Williamson Act contracts are not 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 Project Site is currently zoned Single-Family Residential (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 LUE-3 and Table LUE-1). Therefore, 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 August 25, 2023, at: https://maps.conservation.ca.gov/DLRP/CIFF/

California Department of Conservation, 2020. *San Bernardino County Williamson Contract.* Accessed August 25, 2023 at https://www.arcgis.com/apps/webappviewer/index.html?id=fcb9bc427d2a4c-5a981f97-547a0e3688

City of Victorville. *General Plan 2030*. Adopted 2008. Accessed December 27,2023.

[3] San Bernardino Countywide Plan: NR-5. Agricultural Resources. https://www.arcgis.com/apps/webappviewer/index.html?id=fcb9bc427d2a4c5a981f97547a0e3688 Accessed on August 25, 2023.

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 (PM_{10}), fine particulate matter ($PM_{2.5}$), 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 O_3, PM_{10}, and NO_2
- 1995 Mojave Desert Planning Area Federal PM_{10} Attainment Plan; no formal action by the EPA

The MDAQMD initially adopted the Ozone Attainment Plan in 2004, however, the most recent update to Federal Ozone Plan took place in January 2023, which has been approved by the EPA. According to the MDAQMD, a project is non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. 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.

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

Ambient Air Quality Standard	Status
$PM_{2.5}$ (State)	Non-attainment (portion of MDAQMD outside of Western Mojave Desert Ozone Non-Attainment Area is unclassified/attainment)
PM_{10} (State)	Non-attainment
Carbon Monoxide (State and Federal)	Unclassifiable/Attainment
Nitrogen Dioxide (State and Federal)	Unclassifiable/Attainment
Sulfur Dioxide (State and Federal)	Attainment/unclassified
Lead (State and Federal)	Unclassifiable/Attainment
Particulate Sulfate (State)	Attainment
Hydrogen Sulfide (State)	Unclassified (Searles Valley Planning Area is non-attainment)
Visibility Reducing Particles (State)	Unclassified

Source: MDAQMD CEQA and Federal Conformity Guidelines, August 2016

The Proposed Project includes development of the approximately 19.08-acre Project Site with 53 single-family residential units. The project is encompassed within two parcels, Assessor Parcel Numbers (APNs) 3096-341-04 and -09. Per the City of Victorville General Plan 2030 Land Use and Zoning Districts Map, the current land use for APN 3096-341-04, and -09 is Low Density Residential (5 du/ac) and the current zoning is R-1 Single-Family (2 du/ac). Therefore, at 2.64 dwelling units per acre, the Proposed Project would be an allowable use under the current land use designations for these two parcels.

The MDAQMD acknowledges that strict consistency with all aspects of the Attainment Plan is not required in order to make a finding of no conflict. Rather, a project is considered to be consistent with the Attainment Plan if it furthers one or more policies and does not obstruct other policies. The Proposed Project is consistent with the current General Plan Designation and Zoning. The construction of single-family residential units would incorporate contemporary energy-efficient technologies and regulatory/operational programs required per Title 24, CALGreen and City standards.

Generally, compliance with MDAQMD emissions reductions and control requirements also act to reduce project air pollutant emissions. In combination, project emissions-reducing design features and regulatory/operational programs are consistent with and support overarching Attainment Plan air pollution reduction strategies. Project support of these strategies promotes timely attainment of Attainment Plan air quality standards and would bring the project into conformance with the Attainment Plan. As shown below, the Proposed Project's emissions do not exceed any MDAQMD thresholds during either short-term construction or long-term operations. Therefore, the proposed project is not anticipated to exceed the Attainment Plan assumptions for the project site and is found to be consistent with the Attainment Plan for the second criterion. 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.

b. The Proposed Project's construction and operational emissions were screened using California Emissions Estimator Model (CalEEMod) version 2022 (see Appendix A). 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 modeling to start construction no sooner than March 2024 and to be operational in 2025. The resulting emissions generated by construction of the Proposed Project are shown in Table 2, below.

Table 2
Construction Emissions Summary
(Pounds per Day)

Equipment	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Summer-Daily Max	33.7	36.0	34.5	0.06	9.49	5.47
Winter-Daily Max	33.7	25.0	22.7	0.03	1.26	1.02
MDAQMD Threshold (lbs/day)[4]	137	137	548	137	82	65
Significant	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod 2022.

As shown Table 2, the anticipated construction emissions are less than the MDAQMD thresholds and would be considered less than significant. 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.

[4] MDAQMD CEQA Guidelines. Page 9, February 2020. Accessed on September 15, 2023.

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.

Operational Emissions

Operational emissions are categorized as energy (generation and distribution of energy to the end use), area (operational use of the project), and mobile (vehicle trips). Operational emissions were estimated using the CalEEMod version 2022 and are listed in Table 3, below.

Table 3
Summer Operational Emissions Summary
(Pounds per Day)

Source	**ROG**	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Mobile	2.53	1.99	18.0	0.04	3.18	0.83
Area	83.8	1.61	103	0.18	13.8	13.7
Energy	0.02	0.42	0.18	0.0	0.03	0.03
Total Emissions (lbs/day)	**86.35**	**4.02**	**121.18**	**0.22**	**17.01**	**14.56**
MDAQMD Threshold	137	137	548	137	82	65
Significant	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod 2022.

Table 4
Winter Operational Emissions Summary
(Pounds per Day)

Source	**ROG**	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Mobile	2.19	2.15	14.2	0.03	3.18	0.83
Area	83.5	1.58	100	0.18	13.8	13.7
Energy	0.02	0.42	0.18	0.0	0.03	0.03
Total Emissions (lbs/day)	**85.71**	**4.15**	**114.38**	**0.21**	**17.01**	**13.73**
MDAQMD Threshold	137	137	548	137	82	65
Significant	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod 2022.

As shown in Table 3 and 4, both summer and winter operational emissions are below MDAQMD thresholds. Therefore, the Proposed Project is not anticipated to violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

c. The MDAQMD *CEQA and Federal Conformity Guidelines* define 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;
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 a 53-lot 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 would be residential, 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 respective phase of construction activity. The Proposed Project would also be required to comply with MDAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, with the implementation of Mitigation Measure AQ-1, no significant adverse impacts are identified or are anticipated.

Mitigation Measure AQ-1:

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

(e) 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.

(f) 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.

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

(h) 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:

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

(d) 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.

References

Mojave Desert Air Quality Management District, 2004 Ozone Attainment Plan (State and Federal), April 26, 2004, http://mdaqmd.ca.gov/home/showdocument?id=174

MDAQMD *CEQA and Federal Conformity Guidelines.* February 2020. Accessed on September 15, 2023.

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. January 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 (BRA) was prepared for the Proposed Project by ELMT Consulting, dated October 10, 2023 (see Appendix B). 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). Special attention was given to the suitability of the Project Site to support burrowing owl (*Athene cunicularia*), desert tortoise (*Gopherus agassizii*), Mohave ground squirrel (*Xerospermophilus mohavensis*), Western Joshua Tree (*Yucca brevifolia*), and other special-status plant and wildlife species identified by the CDFW

California Natural Diversity Database (CNDDB), and other electronic databases as potentially occurring in the general vicinity of the Project Site.

Discussion

a. A General Biological Resources Assessment (BRA) was prepared for the Proposed Project by ELMT Consulting, dated October 10, 2023 (see Appendix B). The Project Site is located in a region that supports a combination of developed and undeveloped land in the City of Victorville. The site is bounded to the north, west, and south by undeveloped, vacant land and to the east by residential development. The site itself supports undeveloped land that has been impacted by light grading, off-highway recreational vehicle use, illicit dumping, and adjacent development. The Project Site is historically underlain by Cajon sand (0 to 2 percent slopes). Based on field surveys, soil on the Project Site has been compacted and disturbed by anthropogenic disturbances.

Vegetation

The Project Site has been identified to support the creosote brush scrub plant community that has been classified as disturbed. The creosote bush scrub plant community supported on-site is dominated by creosote (*Larrea tridentata*) and supports open vegetative cover consisting mainly of small-to-moderate shrubs with some tall perennials present and barren soils common. Common species observed in this plant community include annual bursage (*Ambrosia acanthicarpa*), cheesebush (*Ambrosia salsola*), checker fiddleneck (*Amsinckia tessellata*), cattle saltbush (*Atriplex p*olycarpa), slender buckwheat (*Eriogonum gracillimum*), redstem stork's bill (*Erodium cicutarum*), spiny hopsage (*Grayia spinosa*), Anderson's desert-thorn (*Lycium andersonii*), combseed (*Pectocarya penicillata*), Thurber's sandpaper-plant (*Petalonyx thurberi*), Mexican skullcap (*Scutellaria mexicana*), small wirelettuce (*Stephanomeria exigua*), toothed spurge (*Stillingia paucidentata*), and Joshua tree (*Yucca brevifolia*).

Disturbed land is present along site boundaries and along unofficial access roads where regular impacts from foot and vehicle traffic prevent the establishment of a vegetation community. These areas are often barren but support occasional weedy/early successional species.

Western Joshua Tree

The California Fish and Game Commission (Commission) designated the Western Joshua Tree as a candidate for listing under the California Endangered Species Act (CESA) in October 2020. This action afforded the Western Joshua Tree the same CESA protections as listed species, which means that removal of the desert trees was subject to fines and criminal penalties unless authorized by a “take” permit issued by the CDFW. Such permits were difficult to obtain, and when issued would authorize removal only in limited circumstances.

On June 27, 2023, the California State legislature passed AB 122/SB 122 Western Joshua Tree Conservation Act (WJTCA) which seeks to provide protection for the Western Joshua Tree outside of CESA. The legislation provides a mechanism for mitigating development impacts to Western Joshua Tree by obtaining a permit from CDFW where the permit fees are based on the tree’s height and location. The fees paid toward the fee-based permit will go into the Western Joshua Tree Conservation Fund for CDFW to acquire land among other conservation activities. The bill recognized that as of the June 27, 2023, passage of the WJTCA legislation that the Western Joshua Tree is still listed as a candidate species under

CESA until the Fish and Game Commission makes a formal determination. Section 1927.2(b) provides applicants with an option to either obtain the fee-based permit or obtain an ITP under CESA.

The table below summarizes the new rules for the area in which the Project Site is located.

Location	Mitigation Fees
Within the area bounded on the east and west by Interstate 5 and Interstate 15, respectively, and on the north and south by Highway 58 and Highways 138 and 18, respectively	Full mitigation, or in-lieu fee as follows: • $1,000 per tree > 5 meters tall • $300 per tree 1 to 5 meters tall • $150 per tree < 1 meter tall

A total of forty-one (41) Joshua trees were identified within the Project Site. Twenty-seven (27) main Western Joshua Tree trunks and fourteen (14) associated clones were observed on the Project Site during the field investigation. The size distributions for main Western Joshua Tree trunks and associated clones are presented in the table below.

Joshua Trees	Under 1 meter	1 meter to 5 meters	Exceeding 5 meters
Mian trunks	3	22	2
Associated clones	14	0	0
Total: 41	**17**	**22**	**2**

In total, there are seventeen Western Joshua Trees under 1 meter in height, totaling $2,550; twenty-two Western Joshua Trees 1 to 5 meters in height, totaling $6,600; and two Western Joshua Trees over 5 meters tall, totaling $2,000.

To reduce the impact of removing 41 Testern Joshua Trees from the Project Site to less than significant, implementation of **Mitigation Measure BIO-1** is required. Mitigation Measure BIO-1 requires that the Applicant obtain a permit from the CDFW to remove the trees.

> **Mitigation Measure BIO-1:** For any Western Joshua Trees that would be removed, the Applicant shall obtain either an Incidental Take Permit (ITP) from California Department of Fish and Wildlife (CDFW) under §2081 of the California Endangered Species Act (CESA) or a permit under the Western Joshua Tree Conservation Act, whichever would be applicable at the time of the application. Mitigation would consist of either purchase of credits from an approved conservation bank at an agreed upon ratio or in accordance with the permit issued under the Western Joshua Tree Conservation Act. Therefore, as previously stated, impacts to the on-site Joshua trees would require a mitigation fee of $11,150 which will go into the Western Joshua Tree Conservation Fund.

Wildlife

Plant communities provide foraging habitat, nesting/denning sites, and shelter from adverse weather or predation. Wildlife detections were based on calls, songs, scat, tracks, burrows, and direct observation.

The project site provides limited habitat for wildlife species except those adapted to a high degree of anthropogenic disturbances and development.

According to the California Natural Diversity Database (CNDDB), seventeen (17) special-status wildlife species have been reported in the Baldy Mesa and Adelanto quadrangles. No special-status wildlife species were observed during the field investigation. Based on habitat requirements for specific species and the availability and quality of on-site habitats, it was determined that the Project Site has a high potential to support California horned lark (*Eremophila alpestris actia*) and loggerhead shrike (*Lanius ludovicianus*); and a low potential to support coast horned lizard (*Phrynosoma blainvillii*) and prairie falcon (Falco mexicanus). It was further determined that the site does not have potential to support any of the other special-status wildlife species known to occur in the area and all are presumed to be absent. None of the aforementioned special-status wildlife species are state or federally listed as threatened or endangered. However, due to regional significance and/or listing status, the potential occurrence of burrowing owl (*Athene cunicularia*), desert tortoise (*Gopherus agassizii*), and Mohave ground squirrel (*Xerospermophilus mohavensis*) are addressed further below:

Burrowing Owl

The burrowing owl is currently listed as a California Species of Special Concern. It is a grassland specialist distributed throughout western North America where it occupies open areas with short vegetation and bare ground within shrub, desert, and grassland environments.

No burrowing owls or recent sign (i.e., pellets, feathers, castings, or whitewash) was observed during the field investigation. Portions of the Project Site are unvegetated and/or vegetated with a variety of low-growing plant species that allow for line-of-sight observation favored by burrowing owls. However, no suitable burrows (>4 inches) for roosting and nesting were observed within or near site boundaries. In addition, the presence of free-roaming domestic cats discourages burrowing owls from establishing as domestic cats will harass burrowing owls. Therefore, the Project Site was determined to not have potential to support burrowing owls. No further surveys are recommended.

Desert Tortoise

The Mojave population of the desert tortoise inhabits areas north and west of the Colorado River in the Mojave Desert of California, Nevada, Arizona, and southwestern Utah, and in the Sonoran Desert in California. Throughout the majority of the Mojave Desert, desert tortoises occur most commonly on gentle sloping soils characterized by an even mix of sand and gravel and sparsely vegetated low-growing vegetation where there is abundant inter-shrub space. Typical habitat for the Mojave Desert tortoise has been characterized as Mojave desert scrub below 5,500 feet in elevation with a high diversity of perennial and ephemeral plants. The dominant shrub commonly associated with desert tortoise habitat is creosote bush; however, other shrubs including burrobush (*Ambrosia dumosa*), Mojave yucca, cheesebush (*Ambrosia salsola*), and Mojave prickly pear (*Opuntia mojavensis*) also provide suitable habitat.

No live desert tortoises, suitable burrows, or other signs were observed during the field investigation. The creosote bush scrub plant community supported by the Project Site provide suitable foraging and burrowing habitat for desert tortoise; however, routine anthropogenic disturbance from adjacent development and noted off-highway recreational vehicle use likely preclude this species from occurring. Further, the contiguous open space surrounding the site is fragmented and the position of the site on the

outskirts of a densely developed urban landscape further reduces the likelihood that desert tortoises will occur. As such, the Project Site was determined to not have potential to support desert tortoise and focused surveys are not recommended.

Mohave Ground Squirrel

The Mohave ground squirrel is endemic to the western Mojave Desert, California. The historical range of suitable habitat for this species has decreased by 10 to 16 percent due to urbanization and range-wide declines in trapping success over the last few decades suggesting that their populations are declining. This species was listed as threatened under the California Endangered Species Act in 1985.

Mohave ground squirrel was not observed during the field investigation. Although a focused trapping survey was not performed, the habitat assessment conducted for this report and review of available information, allowed ELMT to offer its professional opinion as to the presence or absence of this species within the Proposed Project footprint. Therefore, based on habitat requirements for Mohave ground squirrel, known distributions, site conditions, and regional trapping studies, it was determined this species is presumed absent from the Project Site. No focused surveys are recommended.

The following mitigation measures shall be implemented to reduce potential impacts to burrowing owl and desert tortoise.

> **Mitigation Measure BIO-2**: If construction occurs between February 1st and August 31st, pre-construction surveys for burrowing owls and any other species protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code shall be conducted prior to the commencement of Project-related ground disturbance. Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas.
>
> **Mitigation Measure BIO-3:** A pre-construction clearance survey be conducted thirty (30) days prior to ground disturbing activities in undeveloped areas to confirm the absence of desert tortoise within the boundaries of the survey area. Survey transects should be spaced at 10-meter (33- foot) intervals throughout the undeveloped portions of the project area to provide 100 percent visual coverage and increase the likelihood of locating desert tortoise and/or sign. All burrows, if present, will be thoroughly inspected for the presence of desert tortoise or evidence of recent use using non-intrusive methods (i.e., mirror, digital camera). Burrow characteristics including class, shape, orientation, size, and evidence of deterioration will be recorded on field data sheets. Should desert tortoise be found onsite during the pre-construction clearance survey, coordination will need to occur with the USFWS and CDFW to determine if avoidance and minimization measures can be implemented to avoid any direct or indirect impacts to desert tortoise, or if "Take" permits will need to be obtained prepared and approved by the USFWS and CDFW.

Therefore, with the implementation of Mitigation Measures BIO-1, BIO-2, and BIO-3, the Proposed Project would be anticipated to have a less than significant impact on sensitive species through habitat modifications.

b, c. The California Department of Fish and Wildlife define riparian areas as transitional zones between terrestrial and aquatic systems that exhibit characteristics of both ecosystems.[5] There are three key agencies that regulate activities within inland streams, wetlands, and riparian areas in California. The Corps Regulatory Branch regulates discharge of dredge or fill materials into "waters of the United States" pursuant to Section 404 of the Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. Of the State agencies, the CDFW regulates alterations to streambed and bank under Fish and Wildlife Code Sections 1600 et seq., and the Regional Board regulates discharges into surface waters pursuant to Section 401 of the CWA and the California Porter-Cologne Water Quality Control Act.

The Project Site supports one (1) drainage feature that enters the southern boundary near the southwest corner and exits near the middle of the western boundary. However, the drainage feature supported on-site is ephemeral[6] in nature and only receives flows during and immediately following storm events.

The Project Site's drainage feature is not a relatively permanent, standing, or continuously flowing body of water and, therefore, it would not qualify as waters of the United States under the regulatory authority of the Corps. However, the onsite drainage would fall under the regulatory authority of the Regional Board as waters of the State, and, potentially, CDFW as jurisdictional streambed. The onsite drainage feature exhibits characteristics consistent with the Regional Board's methodology and would be considered jurisdictional waters of the State. Any impacts to on-site jurisdictional areas will likely require a Regional Board Report of Waste Discharge permit prior to project implementation, and a CDFW Section 1602 Lake or Streambed Alteration Agreement. If avoidance is not feasible, the following Mitigation Measure shall be implemented:

> **Mitigation Measure BIO-4:** Applicant is required to prepare a Jurisdictional Delineation to document the project's extent of jurisdictional impacts to the drainage. Subsequently the Applicant may be required to submit a Jurisdictional Determination for approval by the U.S. Army Corps of Engineers if no impacts to waters of the United States are determined; and a CDFW Lake and Streambed Alteration Agreement and a Regional Board Report of Waste Discharge Permit Application for impacts determined to occur to waters of the State.

No wetland features were observed, and no further surveys are recommended. Therefore, the Proposed Project would be anticipated to pose a less than significant impact on riparian or wetland ecosystems with implementation of Mitigation Measure BIO-4.

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 the Proposed Project would have no effect on designated Critical Habitat, or regional wildlife corridors/linkages because none exists within the Project Site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

e. The Proposed Project would be required to adhere to the City of Victorville Development Advisory update dated September 14, 2023, references the State of California Western Joshua Tree Conservation

[5] California Department of Conservation. California Riparian Habitat Conservation Program. Accessed October 16, 2023.
[6] "An ephemeral stream has flowing water only during, and for a short duration after, precipitation events in a typical year." EPA definition)

Act via SB 122 (2023). A WJTCA Incidental Take Permit will need to be prepared and processed through CDFW to prior to impacts to Western Joshua. Mitigation for impacts to the onsite Joshua trees, using mitigation fee structure for projects within the "reduce fee" area, will include payment of $11,150 into the Western Joshua Tree mitigation fund. Processing of the WJTCA Incidental Take Permit and payment of the mitigation fee will reduce impacts to Western Joshua Tree to less than significant.

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

Biological Resources Assessment for Tentative Track Map No. 20527. ELMT Consulting. October 10, 2023.

California Department of Conservation. California Riparian Habitat Conservation Program. Accessed October 16, 2023.

EPA. Glossary: Ephemeral Stream Definition. https://www.epa.gov/sites/default/files/2016-02/documents/realestate_glossary.pdf . Accessed October 16, 2023.

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

City of Victorville, Community &Development Department. *Development Advisory: Western Joshua Tree*. July 19, 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 Assessment, dated June 27, 2022, was prepared by Brian F. Smith and Associates, Inc (BSFA) (see Appendix C). The purpose of the investigation was to complete background research in regard to the cultural resource sensitivity of the project, survey the project acreage, identify any archaeological resources within the project, and test and evaluate any cultural resources that may be impacted by the proposed development. The current study of the Project Site did not identify any resources within the subject property. Therefore, the conclusion can be drawn that the proposed development of the property would not have any adverse impacts to cultural resources.

Discussion

a-b. A Phase I Cultural Resources Assessment, dated June 27, 2022, was prepared by Brian F. Smith and Associates, Inc. (BSFA) (see Appendix C). An archaeological records search for the project and the surrounding area within a one-mile radius was conducted on June 14, 2022. The South-Central Coastal Information Center (SCCIC) records search results did not identify any previously recorded resources within the project. However, the results did identify 13 previously recorded resources within one mile of the project. These resources consisted of one prehistoric lithic scatter, one prehistoric isolate, one historic trails/roads, four historic trash scatters, one historic fence line with associated trash scatter, and five historic isolates.

However, none were identified on the Project Site, and based upon the records search data, it does not appear the property had been previously surveyed for cultural resources.

BFSA also reviewed the following sources to help facilitate a better understanding of the historic use of the property:

- The National Register of Historic Places index
- Historic USGS data
- Historic aerial photographs (1952, 1968, 1985, 1994, 2005, 2010, and 2018)

These sources did not indicate the presence of archaeological resources within the project. Further, based upon historic USGS data and the aerial photographs, no structures have ever been located within the property.

The archaeological survey of the property was an intensive reconnaissance consisting of a series of parallel survey transects spaced at approximately 10-meter intervals. The entire property was accessible with approximately 75 to 80 percent ground visibility. High desert plants, primarily consisting of creosote bushes and Joshua trees, dominated the vegetation found within the project. A wash traverses the property from north to south along the western side of the project.

At the time of the survey, various impacts to the property were noted. Minor grading was noted along the eastern boundary within the southern shoulder of Fremontia Road, across from the existing residential neighborhood. Multiple unimproved dirt access roads traverse the project parcel. Further, modern refuse, consisting of trash and building materials that have been dumped in several areas of the project. The survey did not result in the identification of any historic or prehistoric archeological resources.

The Phase I Cultural Resources Assessment for the Luna and Fremontia Project (TM 20527) concluded that no historical or archaeological resources are present on the property. The proposed development of the property will not adversely impact any known historical or archaeological resources. Based upon these findings, no further archaeological studies are necessary as part of the CEQA review process. Further, mitigation monitoring is not recommended as part of project approval since there is little to no potential to encounter any cultural sites during the development of this property. The Proposed Project shall be conditioned such that should unanticipated or inadvertent surface and/or subsurface prehistoric or historic archaeological resources, built environment, and/or tribal cultural resources, appear to be encountered during construction or maintenance activity associated with this project, then all work must halt within a 100-foot radius of the discovery until a qualified professional can evaluate the discovery. If the finds are archaeological or historic in nature, then an archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and/or historic archaeology, has evaluated the significance of the find. This archaeologist shall have the authority to modify the no-work radius as appropriate, using professional judgment.

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

c. The Cultural Report did not identify any known formal cemeteries or a potential for burial sites during the survey. However, there is always a potential to encounter human remains during earth moving activities. The Proposed Project is required to comply with State and federal laws regarding the discovery of human remains. If human remains are involved, the County Coroner will be contacted immediately and permitted to inspect the remains. San Bernardino County and the Project Applicant shall also be informed of the discovery. The Coroner will determine if the bones are historic/archaeological or a modern legal case. The Coroner will immediately contact the Native American Heritage Commission (NAHC) in the event that remains are determined to be human and of Native American origin, in accordance with California Public Resources Code Section § 5097.98. All discovered human remains shall be treated with respect and dignity. California state law (California Health & Safety Code § 7050.5) and federal law and regulations ([Archaeological Resources Protection Act (ARPA) 16 USC 470 & 43 CFR 7], [Native American Graves Protection & Repatriation Act (NAGPRA) 25 USC 3001 & 43 CFR 10] and [Public Lands, Interior 43 CFR 8365.1-7]) require a defined protocol if human remains are discovered in the State of California regardless if the remains are modern or archaeological.

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

References

Cultural Resources Assessment. Brian Smith and Associates, Inc. June 27, 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. On December 23, 2022, the California Energy Commission (CEC) updated the 2022 Building Energy Efficiency Standards. Under the 2022 Standards, residential buildings are approximately 28 percent more energy efficient than the previous 2019 Energy Efficiency Standards. The 2022 Standards improved upon the previous 2019 Standards for new construction of and additions and alterations to residential and nonresidential buildings. The 2022 Title 24 standards state that residential buildings are anticipated to be approximately 7 percent more energy efficient. When the required rooftop solar is factored in for low-rise residential construction, residential buildings that meet the 2019 Title 24 standards would use approximately 53 percent less energy than residential units built to meet the 2016 standards. Additionally, the 2022 Building Energy Efficiency Standards will improve upon the 2019 Energy Standards for new construction of, and additions and alterations to residential buildings.

Senate Bill 350

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

Senate Bill 100

Senate Bill 100 (SB 100) was signed into law 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 vacant and does not use electricity. Therefore, development of the Proposed Project would cause a permanent increase in demand for electricity when compared to existing conditions. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities. According to the California Energy Commission: Electricity Consumption by Planning Area, SCE residential use consumed 5800.102302 millions of kWH (GWh) in the year 2021. The CalEEMod model projected that the proposed development would consume 0.479627 GWh annually. The increase in electricity demand from the project would represent 0.0082693 percent of the overall SCE residential consumption. Therefore, projected electrical demand would not significantly impact on 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. The Project Site is currently vacant and has no demand for natural gas. Therefore, the development of the Proposed Project will create a permanent increase in 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 2021 within San Bernardino County. The CalEEMod model projected that the proposed development would consume 16,583.55 thermal units annually. The increase in natural gas demand from the project would represent 0.0064651 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 October 2023 from https://ecdms.energy.ca.gov/Default.aspx

City of Victorville, Department of Development. Greenhouse Gas Emissions Screening Table Review. January 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 2022. A Preliminary Geotechnical and Infiltration Feasibility Investigation, dated August 17, 2022, was prepared by LOR Geotechnical Group, Inc (see Appendix D).

Discussion

a.
(i). The Geotechnical Investigation (see Appendix D) concluded that the Project Site would not be located within an active or potentially active fault line. In addition, the Proposed Project does not lie within a current State of California Earthquake Fault Zone, nor does the site lie within a County of San Bernardino fault zone. No evidence of faulting, projecting into, or crossing the site was noted during an aerial photograph review and review of published geologic maps.

The closest known active fault is the North Frontal fault, located approximately 21.6 kilometers (13.4 miles) to the southeast. In addition, other relatively close active faults include the Cleghorn fault located approximately 21.8 kilometers (13.5 miles) to the south, the San Andreas fault located about 23.2 kilometers (14.4 miles) to the southwest, and the Helendale fault located approximately 28 kilometers (17.4 miles) to the northeast. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

(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.

(iii, iv). The Project Site lies is relatively flat. The occurrence of mass movement failures such as landslides, rockfalls, or debris flows within such areas is generally not considered common, and no evidence of mass movement was observed on the site.

The potential for liquefaction generally occurs during strong ground shaking within granular loose sediments where the groundwater is usually less than 50 feet below the ground surface. As groundwater is anticipated to lie greater than 50 feet beneath the site and the site is underlain by relatively dense to very dense alluvial materials, the Geotechnical Investigation determined that the possibility of liquefaction at the Project Site would pose a less than significant impact. 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 19.08 acres, project-related dust may be generated due to the operation of machinery on-site or due to high winds. Additionally, erosion of soil 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. Examples of BMPs include i.e., sandbag barriers, geotextiles, storm drain inlet protection, sediment traps, rip rap soil stabilizers, sweep roadway from track-out, and rumble strips. BMPs applicable to the Proposed Project will be subject to City approval and provided in contract bid documents. Adherence to BMPs is anticipated to minimize to the extent feasible any impacts from soil erosion or the loss of topsoil. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

c. The Geotechnical Investigation identified the soils on the Project Site being a part of an alluvial fan on the southern edge of the Mojave Desert called the Baldy Mesa Fan. The Baldy Mesa Fan slopes to the northeast and is composed predominantly of silty sand and poorly graded to well graded sand, with lesser amounts of clay dominated sand and sandy clay. The San Bernardino Countywide Plan does not identify the City of Victorville in possessing any significant risk to liquefaction or landslides. 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 soil and the amount of moisture either introduced or extracted from the soils. The soils on site are composed predominantly of silty sand and poorly graded to well graded sand, with lesser amounts of clayey sand and sandy clay. The Geotechnical Investigation indicated that the onsite soils are granular and therefore are considered to have a very low probability of undergoing soil expansiveness. For very low expansive soils, specialized construction procedures to resist expansive soil activity are not considered necessary. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

e. The Proposed 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, dated June 27, 2022, was prepared by Brian F. Smith and Associates, Inc. (see Appendix E). The assessment has confirmed the existence of potentially fossiliferous Pleistocene-aged alluvial fan deposits that are likely present in the shallow subsurface of the project and

the known occurrence of significant terrestrial vertebrate fossils at shallow depths from the Pleistocene deposits in the vicinity of the project support that paleontological monitoring be implemented during mass grading and excavation activities in undisturbed alluvial deposits in order to mitigate any adverse impacts (loss or destruction) to potential nonrenewable paleontological resources. Full-time monitoring of undisturbed alluvial deposits at the project is warranted starting at the surface.

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.

Mitigation Measure GEO-2: Per the Preliminary Geotechnical and Infiltration Feasibility Investigation. LOR Geotechnical Group, Inc. August 17, 2022.

Post investigative services through Construction Monitoring are an important and necessary continuation of the geotechnical investigation. Project plans and specifications should be reviewed by the project geotechnical consultant prior to construction to confirm that the intent of the recommendations presented in this report have been incorporated into the design. Additional R-value, expansion, and soluble sulfate content testing may be needed after/during site rough grading. During construction, sufficient and timely geotechnical observation and testing should be provided to correlate the findings of this investigation with the actual subsurface conditions exposed during construction. Items requiring observation and testing include, but are not necessarily limited to, the following:

1. Site preparation-stripping and removals.
2. Excavations, including approval of the bottom of excavations prior to the processing and preparation of the bottom areas for fill placement.
3. Scarifying and recompacting prior to fill placement.
4. Foundation excavations.
5. Subgrade preparation for pavements and slabs-on-grade.
6. Placement of engineered compacted fill and backfill, including approval of fill materials and the performance of sufficient density tests to evaluate the degree of compaction being achieved.

Implementation of Mitigation Measures GEO-1 and GEO-2 would reduce potential impacts to paleontological resources to a less than significant level. Therefore, no significant adverse impacts are identified or anticipated.

References

Preliminary Geotechnical and Infiltration Feasibility Investigation. LOR Geotechnical Group, Inc. August 17, 2022.

Paleontological Assessment. Brian F. Smith and Associates, Inc. June 27, 2023.

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

Gas molecules 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 into the atmosphere. The accumulation of GHG's has been identified as a primary force driving global climate change. The primary GHG's are composed of 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 is 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 derived from 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. Consistent with the City of Victorville requirements, the applicant completed the "Greenhouse Gas Emissions Screening Table Review" form. The project received a score of 100, refer to Appendix F.

Greenhouse gas emissions were screened using CalEEMod version 2022. The emissions incorporate certain design reduction strategies. Design reduction strategies could include methods for improving the Projects Site's walkability by providing sidewalks. The CalEEMod outputs used to estimate construction and operational greenhouse gas emissions are referred to in Table 5 and 6 below.

Construction activity for the Proposed Project is estimated to occur at the start of 2024 and be operational in 2025. Based on the project's CalEEMod (version 2022) results, construction activity for the project

would generate an estimated 328 metric tons of CO_{2e} per year. Therefore, the Proposed Project's construction emissions would not exceed the 3,000 MT CO2e annual screening threshold defined by MDAQMD.

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

Source/Phase	CO_2	CH_4	N_2O	R_1
2024	326	0.01	0.0	0.06
MDAQMD MTCO2e Thresholds[7]	100,000			
Total MTCO2e	**328**			
Amortized over 30 years	10.93			
Significant	No			

Source: CalEEMod 2022

The operational mobile emissions were calculated using a Transportation Study Screening Assessment prepared by Ganddini Group Inc. in May 2022 and approved by the City on November 15, 2022. The Screening determined that the Proposed Project would generate approximately 500 total daily trips per day.

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

Source/Phase	CO_2	CH_4	N_2O	R_1
Mobile	589	0.03	0.03	1.01
Area	78.2	0.05	0.0	--
Energy	164	0.01	0.0	--
Water	8.08	0.07	0.0	--
Waste	4.56	0.46	0.0	--
Refrigeration	--	--	--	0.12
MDAQMD MTCO2e Thresholds	100,000			
Total MTCO2e	**871**			
Significant	No			

Source: CalEEMod 2022

As shown in Table 6, the Proposed Project's operational emissions would not exceed MDAQMD's screening threshold. The Proposed Projects greenhouse gas emissions for both construction and operation would not exceed the SCAQMD's threshold of 100,000 MTCO2e annually. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

b. With the passage of California Assembly Bill AB32, within the Global Warming Solutions Act of 2006, jurisdictions are now required to reduce greenhouse gas (GHG) emissions. To comply with this legislation, in 2008 the City of Victorville collaborated with the San Bernardino Associated Governments (SANBAG) to conduct a Countywide GHG inventory and GHG Reduction Plan. During this process, the City of Victorville adopted a Climate Action Plan (CAP) in 2016. The CAP presents the greenhouse gas

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

(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 in compliance with AB32. The CAP does not incorporate additional regulations outside of the current CEQA regulations, which include Section 15064.4 for determining the significance of impacts from GHG Emissions. Other additional legislation that the Proposed Project must comply with would be GHG statutes and executive orders (EO) including SB32, SB 1368, EO S-03-05, EO S-20-06 and EO S-01-07.

T he Proposed Project's emissions meet the threshold for compliance with Executive Order S-3-05, and the Project's emissions also comply with the goals of AB 32. Additionally, as the Project meets the current interim emissions targets/thresholds established by MDAQMD (as described above), the Project would also be on track to meet the reduction target of 40 percent below 1990 levels by 2030 mandated by SB-32. Furthermore, all of the post-2020 reductions in GHG emissions are addressed via regulatory requirements at the State level, and the Project will be required to comply with these regulations as they come into effect.

Therefore, the Project will not conflict with any applicable plan, policy or regulation of an agency adopted to reduce the emissions of greenhouse gases. 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:

(i) 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.

(j) 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.

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

(l) 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:

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

(f) 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.

References

Ganddini Group, Inc. *Transportation Study Screening Analysis*. November 15, 2022.

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

City of Victorville, Department of Development. Greenhouse Gas Screening Table Review. January 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.[8]

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 release 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 storage and use of hazardous materials are not associated with multi-family residential developments. The nearest school is Mojave Vista Elementary School located approximately 0.6 miles northeast of the Project Site.[9] Therefore, no impacts associated with emission of hazardous or acutely hazardous materials, substances, or waste within 0.25-mile of a school are anticipated. No 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 and complies pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control's EnviroStor data management system, accessed August 30, 2023. 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 5.6 miles north 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.

[8] https://www.envirostor.dtsc.ca.gov/public/map/?assembly=42. Accessed August 30, 2023.
[9] San Bernardino Countywide Plan. HW-1: Educational Facilities. Accessed August 30, 2023.
[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 emergency entrances/exits on the eastern side of Fremontia Road as well as Luna Road, which would function as an additional evacuation route to the north of the Project Site. The circulation associated with the Proposed Project's emergency entrance/exit would not significantly impact 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 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.[11] 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) is 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) (2022) 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 Fire Hazard Abatement Ordinance and the CBC to reduce impacts on people or structures and to reduce 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 August 30, 2023. at: https://www.envirostor.dtsc.ca.gov/public/map/?assembly=42.

City of Victorville General Plan 2030. 2008.

California Building Code (2022).

CALFIRE, *Fire Hazard Severity Zone Viewer,* Accessed August 30, 2023. at: https://egis.fire.ca.gov/FHSZ/

[11] 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 bound on the eastern side by residential development, with vacant land to the north, south, and west. The Geotechnical Study concluded that the existing conditions of the Project Site are relatively flat with a gentle fall towards the north-northwest. A natural drainage traverses the eastern portion of the site from the southeast corner to the north. The Proposed Project would be adjacent to an existing drainage easement to the west of the Project Site.

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 Preliminary Drainage Study, dated July 2022 (see Appendix G), and a Water Quality Management Plan dated August 26, 2022 (see Appendix H), were prepared by Ludwig Engineering Associated, Inc. and results are summarized herein. The Proposed Project would disturb a 19.08-acre site and would therefore be subject to the National Pollutant Discharge Elimination System (NPDES). The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction permit include the removal of vegetation, grading, excavating, or any other activity 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 SWPPP. The SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. Examples of BMPs include sandbag barriers, geotextiles, storm drain inlet protection, sediment traps, rip rap soil stabilizers, sweep roadway from track out, and rumble strips. BMPs applicable to the Proposed Project will be subject to City approval and provided in contract bid documents. The SWPPP must include BMPs to prevent project-related pollutants from impacting surface waters. The purpose of a SWPPP is to:

1) Identify pollutant sources that may affect the quality of discharges of storm water associated with construction activities; and

2) Identify, construct, and implement storm water pollution control measures to reduce pollutants in storm water discharges from the construction site during and after construction.

The NPDES also requires a Water Quality Management Plan (WQMP), which is subject to review and approval by the City. A WQMP for the Proposed Project, dated August 26, 2022, and prepared by Ludwig Engineering Associates, Inc. has been submitted for review and approval by the City of Victorville. The WQMP was prepared to meet NPDES Area Wide Stormwater Program requirements. The WQMP includes mandatory compliance of BMPs as well as compliance with NPDES Permit requirements. Review and approval of the WQMP by the City would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

b. The City of Victorville is located within the Alto (or "Upper Mojave") sub-basin of the Mojave River Ground Water Basin, which is the City's primary water supply. The depth to groundwater ranges from fifty feet near the Mojave River to approximately five hundred and fifty feet in the western portion of the City.

The Project Site is located within the service area of Victorville Water District (VWD). As stated in the 2020 Victorville Water District Urban Water Management Plan (UWMP), the VWD is located in the

southwest region of San Bernardino County, California. VWD lies north of the San Bernardino Mountains in the Mojave Desert, approximately 90 miles northeast of Los Angeles. In 2020, VWD had a total of 36,673 connections and produced 21,865 acre-feet per year (AFY) of potable water and 722 AFY of RW. The VWD service area is expected to increase in population from 134,273 in 2020 to 200,486 in 2040. VWD's potable water system supplies water solely from groundwater, pumped from the Mojave River Basin (Basin).[12]

According to the UWMP, during a multiple dry-year period, VWD's total water supply is projected to be 32,699 acre-feet (AF) by 2045, while the total water demand is projected to be 32,699 AF in the same year, resulting in neither surplus nor deficit. The UWMP indicates that VWD's supplies have been determined to be sufficient to meet demands within the district's service area during normal, dry, and multiple dry years through the year 2045. The Proposed Project does not include a General Plan Amendment or Zone Change and would therefore have been accounted for as a residential use in the UWMP.

Implementation of BMPs, onsite drainage basins, and an adjacent water drainage easement would mitigate additional water runoff and drainage on site. Therefore, the Proposed Project is not anticipated to have a substantial impact on groundwater supplies or interfere substantially with groundwater recharge. No significant impacts are identified or anticipated, and no mitigation measures are required.

c.
(i). Erosion is a phenomenon characterized by the wearing a way of a geologic surface as a result of forces such as wind or water. Siltation is another geologic process that causes fine mineral particles such as silt or clay to be suspended in a body of water depending on water velocity. Both of these geologic processes have the potential to degrade an environment through excess soil erosion or deposition if not properly addressed.

Project Site development would not involve the alteration of a stream or river and would not substantially alter on-site drainage patterns. The Drainage Study found that the topography of the property is relatively planar, consisting of a very gentle descent from the southwest to the northeast at 1.4 percent grade. A natural drainage traverses the eastern portion of the site from the southeast corner to the north. There are no existing streams or rivers that traverse the Project Site. Onsite stormwater runoff volumes would be directed into four (4) infiltration basins located along the eastern boundary of the site adjacent to Fremontia Road (see Figure 4: Preliminary Utility Plan). Additional stormwater runoff would be conveyed to a 36" storm drainpipe located along the northern boundary of the site along Luna Road, which drains into the existing drainage easement to the east of the Project Site. Once runoff volumes are 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.

(ii). The results of the Preliminary Drainage Study identified that the Project Site currently has a gentle slope from the southwest to the northeast at 1.4 percent grade The Project Site is divided into eight drainage areas, "A1A", "A2A","A3A","A4A","A1B","A2B","A3B" and "A4B." Drainage areas A1A through A4A are spread throughout the western boundary of the Project Site. A1A through A4A would be conveyed to the proposed Facility A-01 per the Baldy Mesa Master Plan of Drainage (BMPD) through a proposed underground drainage system at the westerly corner of cul-de-sac of each onsite street from east to west and then running between drainage easement lots 49 and 50, lots 38 and 39, lots 25 and 26,

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

lots 9 and 10. The 20' wide drainages are part of the WQMP and drainage system and would be constructed under a pedestrian trail. A 12" RCP storm drain would outlet into the Proposed Master Plan Line A-01 Channel of the Proposed Project. Drainage areas A1B through A4B would be located along the eastern boundary of the Project Site. A1B through A4B would be conveyed to Fremontia Road through a proposed linear basin/Infiltration Trenches drainage system at the easterly property line with a width of 7 ft. draining from south to north and discharge to westerly of Luna Road. This runoff represents less than 39% compared to the existing condition. Additionally, this flow would also be conveyed to the proposed Facility A-01 per the Baldy Mesa MPD Regional Facility Line A-01. There are four (4) drainage basins on the eastern boundary of the site adjacent to Fremontia Road and an additional 36" storm drain pipeline on the northern boundary of the Project Site adjacent to Luna Road. This pipe outlets to the Master Plan Line A-01 channel. The Drainage Study identified the following design parameters for the infiltration system to also protect water quality.

Underground storage chambers would be implemented as follows:

- 36 inch perforated CMP and gravel bed
- Linear Basin/Infiltration Trenches would be implemented as follows:

Infiltration Trench consisting of small gravel layer, then 1- 3-inch gravel layer, and then an optional 6-inch sand layer all wrapped with a Non-Woven Geotextile membrane.

Additionally, the Project Site is not within a 100-Year Federal Emergency Management Agency (FEMA) flood zone, or a 500-year FEMA flood zone.[13] The impervious surface area associated with the proposed residential units would not 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 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, with the Projects adherence to the Municipal Code and City approved WQMP, the Project would have a less than significant impact on the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

(iii). As mentioned in ii) above, the Proposed Project would have a drainage easement and multiple Underground Detention Systems to direct excess water to the southeast. The increase in runoff and flow rates as a result of project development would be mitigated by the implementation of the onsite drainage easement. The Proposed Project would not create or contribute runoff water or provide substantial additional sources of runoff. There would be no connection to an existing or planned stormwater drainage system. Therefore, no significant impacts would occur, and no mitigation measures are required.

(iv). As mentioned in ii) above, the Project Site is not within a 100-Year Federal Emergency Management Agency (FEMA) flood zone, or a 500-year FEMA flood zone. Under existing conditions, the Project Site has a gentle slope from the southwest to the northeast. To the west is an existing drainage easement channel that carries water to the northwest, northerly of this site. As part of the proposal, four (4) underground detention basins, and storm drain pipelines to the north and east of the Proposed Project would remove any excess stormwater runoff from the Project Site. With the implementation of these drainage plans, development of the Proposed Project would not substantially impede or redirect flood

[13] City of Victorville General Plan. 2021-2029 Safety Element: Figure 4. Flood Hazards. Accessed on September 8, 2023.

flows. 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. Requirements of a NPDES permit to be issued for the Proposed Project would include development and implementation of a SWPPP and is subject to the Regional Water Quality Control Board's (RWQCB) review and approval. The Proposed Project would be obligated to 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 Proposed Project would not otherwise substantially degrade water quality as appropriate measures relating to water quality protection would be implemented. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

References

City of Victorville General Plan 2030. 2008.

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

Federal Emergency Management Agency (FEMA). Flood Maps. (2008). Access link: https://msc.fema.gov/portal/home

2020 Victorville Water District Urban Water Management Plan

National Pollutant Discharge Elimination System (NPDES)

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 53 lots that 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 Single Family Residential (R-1) (see Figure 2). Implementation of the Proposed Project would not physically divide an established community as the Project Site currently is adjacent to vacant land to the west and residential development to the east. 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).
Applicable Figures:

- Figure 2: Project Vicinity

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. According to the General Plan Resource Element Figure RE-1, the Project Site is within Mineral Resources Zone 3a (MRZ-3a). An MRZ-3 designation is an area containing known mineral occurrences of undetermined mineral resource significance. Further exploration work within these areas could result in the reclassification of specific localities into MRZ-2A or MRZ-2b categories which could contain additional mineral resources where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. Neither the County nor the City has designated the Project Site for mineral recovery. The Project Site occurs adjacent to residential development to the east. The surrounding uses make the site unsuitable for mineral resources extraction. Mineral resources, such as aggregate products, are available in the region for construction of the Proposed Project. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

b. The Project Site is not delineated for mineral recovery on a local general plan, or other land use plan and therefore would have no impact on the availability of important mineral resources. Therefore, 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 Classification Map 2030. 2008.

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 who reside 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

Community receptors are more sensitive to unwanted noise intrusion during more sensitive evening and nighttime hours, and State law requires that an artificial dBA increment be added to quiet time noise levels. The State of California has established guidelines for acceptable community noise levels that are based on the Community Noise Equivalent Level (CNEL) rating scale (a 24-hour integrated noise measurement scale). The guidelines rank noise land use compatibility in terms of "normally acceptable," "conditionally acceptable," and "clearly unacceptable" noise levels for various land use types. The State Guidelines, Land Use Compatibility for Community Noise Exposure, single-family homes are "normally acceptable" in exterior noise environments up to 60 dB CNEL and "conditionally acceptable" up to 70 dB CNEL based on this scale. Schools, libraries and churches are "normally acceptable" up to 70 dB CNEL, as are office buildings and business, commercial and professional uses with some structural noise attenuation.

Additionally, 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 that a maximum outdoor noise level up to 60 dB Ldn is considered normally acceptable and a maximum outdoor noise level up to 70 dB Ldn is considered conditionally acceptable.[14] [15]

Discussion

a. As previously stated, the City of Victorville 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, a maximum outdoor noise level up to 60 dB Ldn is considered normally acceptable and a maximum outdoor noise level up to 70 dB Ldn is considered conditionally acceptable. Currently, the Project Site does not generate any noise because it is vacant. Therefore, the Proposed Project would have a permanent increase in noise levels within the Project Site.

Construction

The Proposed Project is in an area primarily consisting of undeveloped vacant land and single-family residential land uses. Residences, which qualify as noise-sensitive land uses, would be exposed to noise generated from construction activities. Temporary construction activities would include demolition, site preparation, grading, building construction, paving, and architectural coating. Construction noise is considered a common necessity for new development. According to the City's Municipal Code, Article 12: Noise Control, an exempt activity includes construction activity on private properties that are determined by the Building Official to be essential to the completion of a project. Neither the County of San Bernardino Policy Plan or the City of Victorville Municipal Code establish numeric maximum acceptable construction source noise levels at potentially affected receivers, which would allow for a quantified determination of what CEQA constitutes a substantial temporary or periodic noise increase. Therefore, numerical construction threshold based on Federal Transit Administration (FTA) *Transit Noise and Vibration Impact Assessment Manual* is used for analysis of daytime construction impacts. The FTA considers a daytime exterior construction noise level of 80 dBA L_{eq} as a reasonable threshold for noise sensitive land use.

Short-term construction noise impacts associated with the proposed project will occur in phases dominated by earth moving equipment and small structural construction equipment. The earth- moving sources are the noisiest type of equipment typically ranging from 75 to 90 dB at 50 feet from the source. Refer to Table 7 below, which shows construction equipment noise levels at 25, 50 and 100 feet from the noise source.

[14] City of Victorville General Plan. Noise Element: Victorville Land Use Compatibility Standards. Accessed September 21, 2023.

[15] Environmental Protection Agency Office of Noise Abatement and Control, Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety (EPA/ONAC 550/9-74-004) March 1974.

Table 7
Noise Levels of Construction Equipment
at 25, 50 and 100 Feet
(in dBA LEQ) From the Source

Equipment	Noise Levels at 25 feet	Noise Levels at 50 feet	Noise Levels at 100 feet
Earthmoving			
Front Loader	85	79	73
Backhoes	86	80	74
Dozers	86	80	74
Tractors	86	80	74
Scrapers	91	85	79
Trucks	91	85	79
Material Handling			
Concrete Mixer	91	85	79
Concrete Pump	88	82	76
Crane	89	83	77
Derrick	94	88	82
Stationary Sources			
Pumps	82	79	70
Generator	84	78	72
Compressors	87	81	75
Other			
Saws	84	78	72
Vibrators	82	76	70

Source: U.S. Environmental Protection Agency "Noise"

Construction noise is considered a common necessity for new development. Therefore, through compliance with the City's noise standards, short-term construction impacts may expose persons to or generate noise in excess of standards established by the City or by any other applicable agencies; as such, mitigation is outlined below to ensure that noise levels are minimized to a low level at the existing sensitive receptors.

Mitigation Measure NOI-1: The City will require that all construction equipment be operated with mandated noise control equipment (mufflers or silencers). Enforcement will be accomplished by random field inspections by applicant personnel during construction activities.

Mitigation Measure NOI-2: Noise minimizing measures shall be implemented to reduce noise levels to the greatest extent feasible at the nearest receptors, defined as at or below 55 dBA permitted between the hours of 10:00 PM and 7:00 AM; and at or below 65 dBA permitted between the hours of 7:00 AM and 10:00 PM.

Mitigation Measure NOI-3: Equipment not in use for five minutes will be shut off.

Mitigation Measure NOI-4: Equipment shall be maintained and operated such that loads are secured from rattling or banging.

Thus, based on the existing noise circumstances within the vicinity of the project (roadway noise), short-term noise impacts are considered less than significant with the implementation of the mitigation measures above.

Long-term Operational Noise

Following construction, permanent increases in ambient noise levels would occur. Article 12, Sec. 16-6.12.040 of the City's Municipal Code would apply. Base ambient noise levels are established for all residential zones as follows:

7:00 am to 10:00 pm	65 dB(A)
10:00pm to 7:00 am	55 dB(AA\)

The above noise levels are typical for daytime and nighttime ambient levels for residential land uses and the Project Site is currently surrounded by vacant and residential land.

The Project Site is currently vacant; therefore, the development of the Proposed Project would result in a permanent noise increase within the Project Site. The Proposed Project is the development of 53 single-family residential units. The primary source of noise generated by the Proposed Project would be on-site traffic. The most prominent source of mobile traffic noise in the project vicinity would be along Fremontia Road. The Proposed Project is anticipated to generate approximately 500 daily trips, including 37 net new trips during the AM peak hour and 49 net new trips during the PM peak hour.[16]

The additional trips generated are estimated to be 500 trips per day, which would contribute to a minor change in the existing noise on the project site. Furthermore, the Proposed Project does not include any specific type of operational noise activities or levels beyond the noise sources associated with typical residential land use in the project study area, such as people moving to and from their home, internal vehicle trips, air conditioning units, trash collection, children playing, etc. In addition, the project residential land use is considered a noise-sensitive receiving land use and not as a significant noise generator. Additionally, a six-foot block or retaining wall is proposed as a design feature that would mitigate noise levels on neighboring properties. Given that background noise is moderate at present at the project site due to limited traffic and minimal nighttime traffic, and that the Proposed Project would not contribute significant additional traffic to the surrounding roadways, long-term operational noise impacts would be less than significant, and no mitigation measures are required.

b. Vibration is the periodic oscillation of a medium or object. The rumbling sound caused by vibration of room surfaces is called structure borne noises. Sources of ground borne vibrations include natural phenomena (e.g., earthquakes, volcanic eruptions, sea waves, landslides) or human-made causes (e.g., explosions, machinery, traffic, trains, construction equipment). Vibration sources may be continuous or transient. Vibration is often described in units of velocity (inches per second) and discussed in decibel (dB) units in order to compress the range of numbers required to describe vibration. Ground borne

[16] Transportation Study Screening Assessment, May 31, 2022, Ganddini Group, Inc., page 1

vibration and ground borne noise would originate from earth moving equipment used during the construction phase of the Proposed Project.

Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures and soil type. Construction activity has the potential to result in cracking of floor slabs, foundations, columns, beams, or wells, or cosmetic architectural damage, such as cracked plaster, stucco, or tile (California Department of Transportation, 2020). The City of Victorville Municipal Code does not address vibration, however Section 83.01.090(a) of the County of San Bernardino Development Code prohibits the creation of ground vibration that can be felt without the aid of instruments at or beyond the lot-line, nor shall any vibration be allowed which produces a particle velocity greater than or equal to two-tenths (0.2) inches per second measured at or beyond the lot-line.

Ground-borne vibration levels resulting from Proposed Project construction activities occurring at the Project Site would be temporary. Construction activities including grading and equipment transport, are anticipated to generate low levels of ground-borne vibration within the Project Site. Bulldozers, and other heavy-tracked construction equipment (expected to be used for this project) generate approximately 0.089 peak particle velocity (PPV) inches per second of ground-borne vibration when measured at 25 ft.[17] The closest existing off-site structures would be the residential units, located approximately 30 feet to the east of the Proposed Project's eastern property line. Ground borne vibration resulting from project construction would be temporary and short-term and based on equipment use, would generate approximately 0.089 peak particle velocity (PPV) inches per second of ground-borne vibration when measured at 25 ft. Construction and demolition-related ground vibration would be allowed as long as activities occur within the City allowed construction period.

c. The Project Site is located outside of an airport zone. The nearest airport is the Southern California Logistics Airport (SCLA) Planning Area which is located approximately seven miles northeast of the Project Site. The Project Site is not located within an airport runway protection zone, airport safety area, or a low altitude/high speed military airspace.[18] Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

References

City of Victorville General Plan. Noise Element: Victorville Land Use Compatibility Standards. Accessed on September 21, 2023.

CalTrans. Transportation and Construction Vibration Guidance Manual. September 2013. Accessed September 22, 2023.

San Bernardino Countywide Plan. HZ-9 "Airport Safety & Planning Areas". Accessed September 22, 2023.

[17] CalTrans. Transportation and Construction Vibration Guidance Manual. September 2013. Accessed September 22, 2023.
[18] San Bernardino Countywide Plan. HZ-9 "Airport Safety & Planning Areas". Accessed September 22, 2023.

State of California are the Equivalent-Continuous Sound Level (L_{eq}),

Community Noise Equivalent Level (CNEL)

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. State law requires jurisdiction 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 8,165 for 2021 to 2029, split among different income levels (based on Area Median Income, or AMI) as shown in Table 87, below.

Table 8
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% AMI)	867	10.6%
Low Income (51-80% AMI)	1,136	13.9%
Moderate Income (81-120% AMI)	1,504	18.4%
Above Moderate Income (Over 120% AMI)	3,790	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 in Table 7, the City of Victorville is in compliance with housing needs. The Proposed Project is anticipated generate approximately 185 people based on the average family household size provided by the City's General Plan of 3.48 persons per household.[19] Implementation of the Proposed Project would provide 53 residential units to the City of Victorville, thus assisting the City in satisfying the housing needs for the anticipated population growth of the City. The Proposed Project does provide additional housing in an area where residential development is occurring and there would be

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

no need for the extension of roads or other infrastructure. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

b. The Project Site is currently vacant and therefore, development of the Project would not displace any people or housing. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

References

Regional Housing Needs Assessment (RHNA)

Southern California Association of Governments (SCAG)

City of Victorville General Plan 2030. 2021 – 2029 Housing Element. January 2022.

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 is located at 17008 Silica Drive, approximately 2.7 miles east of the Project Site. The Proposed Project is in an urbanized area that occurs within the existing fire service area and would accommodate approximately 185 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. Developer Impact fees are collected at the time of building permit issuance. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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 4.9 miles east 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 49.41 minutes.[20] The Proposed Project is in an urbanized area that occurs within the existing fire service area and would accommodate approximately 185 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

[20] City of Victorville General Plan. Section 3.3 Police Services. Accessed on September 5, 2023.

building permit issuance. Therefore, no significant adverse impacts to law enforcement are identified or anticipated, no mitigation measures are required.

3) The nearest school is Vista Verde Elementary, located approximately 0.6 miles east of the Project Site. The Project Site is located within the boundary of the Snowline Joint Unified School District.[21] The Snowline Joint Unified School District's School Facilities Needs Analysis identified the student-per-home result to be 0.5084. Therefore, the Proposed Project would be anticipated to generate approximately 27 students and would result in a 0.35 percent increase in students enrolled within the ~~schoo~~l district.[22] 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.

4) The City of Victorville currently maintains 198.4 acres of parkland providing approximately 1.4 acres per 1,000 people.[23] Per the City's 2045 population growth projection, the City should consider adding 82.8 acres overtime to meet the current parkland ratio.[24] The collection of Development impact fees, at the time of building permit issuance, will help reduce potential impacts to less than significant levels. Therefore, the Project will not require the construction or expansion of recreational facilities which would have an adverse physical effect on the environment.

5) Since the Project proposed is consistent with the existing City's General Plan and land use designation per Article 8 of the City's Municipal Code, no significant impacts to recreational facilities greater than those identified in the General Plan would occur. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

6) The Proposed Project's anticipated number of residents (185 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, medical facilities, and/or animal shelters. The Project Proponent would be required to pay the applicable development impact fees, property tax, and utility user tax thus contributing to City funds that may be allocated to additional facilities/services as needed per the General Plan. As such, implementation of the Proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

References

City of Victorville General Plan 2030.

City of Victorville. School Districts Boundaries Map. October 2021, Accessed on September 6, 2023.

Snowline Joint Unified School District. School Facilities Needs Analysis. April 2023. Accessed on September 6, 2023.

[21] chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.victorvilleca.gov/home/showpublisheddocument/7359/637721304170770000
[22] Education Data Partnership. Accessed on September 5, 2023. Link: http://www.ed-data.org/district/San-Bernardino/Snowline-Joint-Unified
[23] US Census. Accessed on September 5, 2023. Link: https://www.census.gov/quickfacts/fact/table/victorvillecitycalifornia/PST045222
[24] City of Victorville General Plan. 2021-2029 Housing Element. Accessed on September 5, 2023.

Education Data Partnership. Accessed on September 5, 2023. Link: http://www.ed-data.org/district/San-Bernardino/Snowline-Joint-Unified

US Census. Accessed on September 5, 2023. Link: https://www.census.gov/quickfacts/fact/table/victorvillecitycalifornia/PST045222

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 DEIR dated August 14, 2008, 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. The City of Victorville currently maintains 198.4 acres of parkland, which would provide approximately 1.4 acres per 1,000 people.[25] 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 aims to maintain a ratio of three acres of park land per 1,000 population. The Proposed Project is anticipated to house approximately 185 people based on the average family household size provided by the City's General Plan of 3.48 persons which could increase the use of existing neighborhood, regional parks, or other recreational facilities. The Proposed Project would therefore result in the need for approximately 0.27 acres of additional parkland, which would be accommodated by the City's General Plan. The collection of Development Impact Fees, per the Quimby Act, are used to acquire and develop new parkland in the City as well as upgrade and refurbish existing parks and recreational programs. The fees are considered regulatory compliance and not unique mitigation under CEQA. Therefore, impacts to parks would be less than significant and no mitigation measures are required.

References

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

Quimby Act

[25] US Census. Accessed on September 5, 2023. Link: https://www.census.gov/quickfacts/fact/table/victorvillecitycalifornia/PST045222

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 May 31, 2022, was completed by Ganddini Group, Inc. and approved by the City on November 15, 2022 (see Appendix I). The assessment identifies potential transportation impacts resulting from development of the Proposed Project both in the context of CEQA and City of Victorville discretionary authority. Regional access is provided by Highway 395 located approximately 4,000 feet east of the Project Site. Key roadways providing local circulation include Highway 395, Dos Palmas, Luna, and La Mesa roads. There are currently no existing bike routes located adjacent to the Project Site, however Class II bike lanes are proposed to extend to the Project Site on Luna Road and Fremontia Road.[26]

Discussion

a. The City approved Transportation Study Screening Assessment dated May 31, 2022, includes Appendix I and the results of the study are summarized herein. The Proposed Project consists of 53 future residential dwelling units and is forecasted to generate approximately 500 daily vehicle trips, including 37 vehicle

[26] San Bernardino Countywide Plan. TM-4 Bicycle & Pedestrian Planning. Accessed November 28, 2023.

trips during AM peak hours and 49 vehicle trips during PM peak hours. The Proposed Project has been screened for both level of service (LOS) and vehicle miles traveled (VMT) analyses using the established criteria as specified in the Transportation Impact Study Guidelines, July 2019, 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).

Luna Road:
Luna Road runs to the north of the Project Site and is classified as a Collector roadway. Collector roadways are identified as streets that provide circulation within a defined geographic area and connect this area to intra-city traffic routes. Some motorists may use collectors as through routes, but the primary function of a collector is to connect local traffic to larger streets and to provide access to nearby destinations.[27] Luna Road consists of paved and unpaved sections, with two-undivided roadways located in urban areas, and unpaved roads in vacant areas. The portion of Luna Road directly north of the Project Site is currently unpaved, and therefore will need to be extended for access to the Proposed Project. Additionally, Luna Road is proposed to gain a Class 2 bike lane, by having a bike lane or buffered bike lane.

Fremontia Road:
Fremontia Road runs to the east of the Project Site and is also classified as Collector roadway. Similarly, Fremontia Road is proposed to gain a Class 2 bike lane, by having a bike lane or buffered bike lane.

La Mesa Road:
La Mesa Road runs to the south of the Project Site and is classified as a Residential Arterial roadway. Residential Arterial roadways are identified as roadways that have the capacity to transport large volumes of intra-city traffic to and from residential areas. These streets connect to major arterials, arterials, and collectors.[20] La Mesa Road also has a proposed Class 2 bike lane which would incorporate a bike lane or buffered bike lane.

Bellflower Street:
Bellflower Street runs to the west of the Project Site and is classified as a Super Arterial roadway. Super Arterials are designed to transport large volumes of intercity, intra-city, and regional traffic at higher speeds with limited access control points. Super Arterials generally connect to freeways to distribute traffic to other facilities such as major and secondary arterials, and collector facilities serving the City and other regional networks.[20] Bellflower Street is expected to have a Class 2 bike lane which would incorporate a bike lane or buffered bike lane.

Transit Facilities:
Local public transportation bus services are provided by the Victor Valley Transit Authority (VVTA). Bus Stop 54 is located approximately 0.3 miles east of the Project Site and is the closest in proximity.

The City of Victorville has a passenger rail service that is provided by Amtrak. Amtrak's Southwest Chief Liner connecting Chicago, Illinois with Los Angeles, California, via Arizona, New Mexico, Colorado, Kansas, and Missouri, offers daily morning and evening service from the City of Victorville to Los Angeles. The passenger rail service would be accessible to future residents by the Victorville train station which is approximately 7.5 miles northeast of the Project Site.

[27] City of Victorville General Plan. Circulation Element. Accessed September 19, 2023.

Additionally, future expansions of the Southern California Logistics Airport (SCLA) are intended to create a major hub for inter-modal cargo transfer and distribution. The Burlington Northern Santa Fe Company ("BNSF") operates freight rail services with a double main line and lead tracks for industrial uses throughout the City. The services offered include transporting containers, trailers, and chemical/oil tankers. Union Pacific Railroad also operates on the double main line and Victorville is within its service area. However, no rail services are adjacent to the Proposed Project, and would not impair the long-term operation of the residential units.

Bicycle Facilities:
The City of Victorville's bikeway network consists of three types of bikeway classifications, which are Class I, Class II, and Class III bikeways. Class I bikeways are primarily unpaved bike paths, Class II bikeways are designed as bike lanes with semi-exclusive use of bicycles with through travel by motor vehicles or pedestrians, and Class III bikeways are classified as on or off-street bike routes. The Proposed Project's adjacent roadways are all designated as proposed Class II bikeways and would therefore be accessible for future residents.[28]

Pedestrian Facilities:
The Proposed Project would implement sidewalk amenities throughout project frontages and along internal roads within the proposed residential development.

The Proposed Project would be consistent with the Circulation Element of the Victorville General Plan and is consistent with the City guidelines. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

b. The Transportation Study Screening Assessment includes a vehicle miles traveled (VMT) screening assessment ~~was~~ prepared in accordance with the City VMT Guidelines and are developed based on guidance from the Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (State of California, December 2018). As noted in the Office of Planning and Research Technical Advisory, certain projects may have a less than significant on VMT impacts if they are small enough to have a negligible impact or which are local serving and generally redistribute trips rather than creating new trips.

The City VMT Guidelines identify the following two types of screening criteria:

1) Daily Vehicle Trip Thresholds Screening; and
2) Land Use Types Screening. The project need only satisfy one of the following screening criteria:

Projects generating 1,285 or less weekday daily trips are small enough to not warrant assessment and are presumed to have a less than significant impact. Since the Proposed Project would result in 500 trips per day, the Proposed Project satisfies the City-established screening criteria for land use types and may be presumed to result in a less than significant VMT impact.

c. This section evaluates Project Site access and on-site circulation. Vehicular access for the Project Site is proposed to be provided by four 40-foot-wide full access roads from Fremontia Road including Luna Road and three internal cul-de-sacs, all of which are located on the eastern boundary of the Project Site.

[28] San Bernardino Countywide Plan. TM-4 Bicycle & Pedestrian Planning. Accessed November 28, 2023.

The Proposed Project would generate passenger car vehicular traffic only. Since the Project is being developed consistent with the General Plan Land Use Plan and zoning designations, any impacts are less than significant. In addition, street improvement plans will be subject to City review and approval which will ensure that project driveway intersections and internal circulation are safe, with adequate sight distance, driveway widths and stop signs where necessary for entering and exiting the site. This will eliminate any Project impacts due to a design feature. Any impact will be less than significant, and no mitigation is required.

d. Vehicle access to the Proposed Project would be provided via four 40-foot-wide cul-de-sacs on the eastern boundary of the Project Site, along Fremontia Road. Regional access to the Proposed Project would be provided by Highway 395 (US-395) which is less than one mile east of the Project Site. Highway 395 is classified as a Super Arterial and is expected to transport large volumes of intercity, intra-city, and regional traffic to and from the Project Site. The Proposed Project would require approval by the City of Victorville Fire Department to provide and maintain adequate emergency access. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

References

City of Victorville General Plan 2030. Circulation Element. Accessed September 20, 2023.

Ganddini Group, Inc. Luna-Fremontia Residential Project Transportation Study Screening Assessment. November 15, 2022.

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 by sending out consultation invitation letters to tribes previously requesting notification pursuant to Public Resources Code section 21080.3.1. The Yuhaaviatam of San Manuel Nation (YSMN) responded to the notification and requested the Historical/Archaeological Resources Survey Report prepared for the project and other project plans. After reviewing the Proposed Project, the YSMN did not have concerns with the project's implementation. The YSMN did suggest Mitigation Measures for Tribal Cultural Resources that have been included as Mitigation Measures in this section.

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

Mitigation Measure TCR-1: The YSMN Cultural Resources Department shall be contacted 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 findings be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents the YSMN for the remainder of the project, should the YSMN elect to place a monitor on-site.

Mitigation Measure TCR-2: Any and all archaeological/cultural documents created as part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and City of Victorville for dissemination to the YSMN. The City of Victorville and/or applicant shall, in good faith, consult with the YSMN throughout the life of the project.

References

City of Victorville General Plan 2030. Adopted 2008.

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 Proposed Project would be served by the Victorville Water District (VWD). Single-family residential developments have an estimated water use throughout the VWD service area of 12,208-acre feet per year (AFY) with a 2045 projected water demand of 30,480 AFY. The nearest existing water main is an 8" waterline on Fremontia Road. Four proposed water lines to serve the Proposed Project would be installed from Fremontia Road on Axtoll Lane, Felix Court, Huxley Way, and Hixon Place. A Water Feasibility Study for the Proposed Project is being completed by VWD for the purpose of issuing a Will Serve Letter. The Project Proponent will be required to pay all connection and meter fees to VWD and adhere to VWD's requirements for ensuring that the appropriate connections are made to the existing main.

Wastewater Treatment

According to the 2019 Victorville Sewer System Management Plan, the City owns approximately 437 miles of gravity sewers and 1.1 miles of force mains. The sewer is treated by the Victor Valley Wastewater Reclamation Authority (VVWRA). There are two treatment plants that the City discharges

its wastewater to; the VVWRA regional wastewater treatment plant and the City of Victorville's Industrial Wastewater Treatment Plant (IWWTP), which treats up to 10.7 million gallons of wastewater per day.[29] Approximately 80% of sewer flows are conveyed to the VVWRA regional wastewater treatment plant. The remaining 20% of the collected sewer flows are discharged to the City-owned IWWTP. There is an existing sewer line on Fremontia Road that the Proposed Project would connect to. Sewer feasibility study is not required per Development Engineering Department as of May 19, 2022, due to existing 8" VCP water main on Fremontia Road.

Stormwater Drainage

Stormwater runoff volumes would be directed into the four (4) proposed infiltration basins on the eastern side of the Proposed Project adjacent to Fremontia Road. Additionally, the western edge of the Project Site would have four (4) 12" storm drain outlets which would drain into the existing adjacent drainage easement to the west. Excess stormwater runoff volumes would be conveyed to the north into a 36" storm drainpipe outlet on Luna Road and to the west into an existing Drainage easement. 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 would receive electrical power through connection to Southern California Edison's existing power lines along Fremontia Road, on the eastern boundary of the Project Site. As previously provided, the Proposed Project is estimated (by CalEEMod) to consume 0.479627 GWh annually. The increase in electricity demand from the project would represent 0.0082693 percent of the overall SCE residential consumption. Therefore, projected electrical demand would not significantly impact on SCE's level of service.

Natural Gas

Southwest Gas provides natural gas service to the vicinity and the Proposed Project Site. The Proposed Project would receive natural gas from Southwest Gas Company through connection from an existing line along Fremontia Road. As previously provided, the Proposed Project is estimated (by CalEEMod) to consume 16,583.55 Therms annually. The increase in natural gas demand from the project would represent 0.0064651 percent of the San Bernardino County residential consumption. Therefore, the natural gas demand from the Proposed Project would not significantly impact Southwest Gas' level of service.

Telephone and Cable

Verizon and Charter provide telecommunication services to the vicinity of the area. The Proposed Project is not anticipated to require the expansion or construction of new communications systems facilities.

The residential development of the Proposed Site has been included in the utility providers' plans and therefore all utilities necessary to serve the Proposed Project are of sufficient capacity and no expansion would be required. The Proposed Project is not anticipated to require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electrical power,

[29] Victor Valley Wastewater Reclamation Authority. Operations Department. Accessed September 25, 2023.

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. The Project Site is located within the service area of the Victorville Water District (VWD). As stated in the 2020 Victorville Water District Urban Water Management Plan (UWMP), VWD provides water services to approximately 36,700 customer connections, serving a population of approximately 127,700 within its 85 square mile service area, which is located in the High Desert area of San Bernardino County, California. VWD's water enterprise includes approximately 694 miles of distribution and transmission mains, 34 active wells, 4 booster pumping stations, 26 water storage reservoirs, 1 recycled water storage tank, and 25 pressure-regulating stations.[30]

According to the UWMP, during a multiple dry-year period, VWD's total water supply is projected to be 32,699 acre-feet (AF) by 2045, while the total water demand is projected to be 32,699 AF in the same year, resulting in neither surplus or deficit.[31] Additionally, the City's Municipal Code contains provisions for water conservation and recycling in Chapter 13.60 of the City Municipal Code, Water Conservation. Such code provisions include chapters 13.60.030 Drought tolerant plants, 13.60.040 Prohibited water uses and water waste, 13.60.050 Limitation on water intensive landscape and turf areas within new nonresidential facilities, 13.60.060 Limitations on model home and new residential development landscaping, and 13.60.080 Drought management plan implementation. The Proposed Project is consistent with the current land use designation and anticipated water use has been anticipated by VWD. Therefore, VWD's supplies are sufficient to meet demand within the district's service area. The exact number and location of domestic and fire service laterals shall be coordinated and confirmed with the City during design. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

c. The Proposed Project is within the Victor Valley Wastewater Reclamation Authority (VVWRA) service area. There are two treatment plants that the City utilizes to discharge its wastewater, the VVWRA regional wastewater treatment plant and the City of Victorville's Industrial Wastewater Treatment Plant (IWWTP). The treatment capacity at the VVWRA plant is approximately 10.7 million gallons per day (MGD) and treatment capacity at the City plant is approximately 15 MGD. Due to the Proposed Project being consistent with the existing land use designation, the projected wastewater volumes have already been anticipated by VVWRA. Therefore, no significant adverse impacts to wastewater service capacity are identified or anticipated, and no mitigation measures are required.

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.[32] The Victorville Sanitary Landfill located approximately 10.4 miles northeast of the Project Site, has a waste capacity of 3,000 tons per day.[33] 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.[34] The Proposed Project would include 53 single-family residential developments, which would therefore generate approximately 530 pounds per day. The Proposed

[30] 2020 Urban Water Management Plan, Victorville Water District. Page 3-1 Accessed September 25, 2023.
[31] 2020 Urban Water Management Plan, Victorville Water District. Page 7-3. Accessed September 25, 2023.
[32] City of Victorville General Plan. Page LU-16. Accessed September 25, 2023.
[33] https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1870?siteID=2652. Accessed September 25, 2023.
[34] https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates. Single-family generation rates. Accessed 8/10/22.

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

2020 Urban Water Management Plan, Victorville Water District

City of Victorville General Plan

CalRecycle. "Estimated Solid Waste Generation Rates". https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates

CalRecycle. "SWIS Facility/Site Activity Details".https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1870?siteID=2652

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. According to the City's General Plan and the San Bernardino Countywide Plan for Fire Hazard Severity Zones, the Project Site is not located in a Very High Fire Hazard Severity Zone.

Discussion

a. According to the San Bernardino Countywide Plan, the Project Site is located within a moderate Fire Hazard Severity Zone.[35] The Project Site does not contain any emergency facilities, nor is located adjacent to an emergency evacuation route. The nearest evacuation routes to the Project Site are Interstate 15 (I-15) and Highway 395, which are both located east of the Proposed Project. Emergency access to the Project Site would be located on both Luna and Fremontia Road with 40-foot accessways. 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 3 *Slope Hazards* of the City's General Plan.[36] The Project Site is also not located in an area

[35] San Bernardino Countywide Plan. HZ-5: Fire Hazard Severity Zones. October 2020. Accessed on September 6, 2023.
[36] City of Victorville General Plan. 2021-2029 Safety Element. Figure 3. Slope Hazards. Accessed on September 6, 2023.

known to contain flood hazards as shown on Figure 4 *Flood Hazards Map* of the City's General Plan.[37] Access to the site would be provided via Luna Road to the north and Fremontia Road to the east. The Project Site is approximately 4 miles east of Interstate 15 and less than one mile east of Highway 395, which are both County-assigned emergency evacuation routes. Implementation of the Proposed Project would not result in 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.

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

City of Victorville General Plan. 2030.

San Bernardino Countywide Plan: HZ-5: Fire Hazard Severity Zones. October 2020. Accessed September 6, 2023.

[37] City of Victorville General Plan. 2021-2029 Safety Element. Figure 4. Flood Hazards. Accessed on September 6, 2023.

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. A General Biological Resources Assessment (BRA), dated October 10, 2023, was prepared for the Project Site by ELMT Consulting. As concluded in the BRA, the Project Site is located in a region that supports a combination of developed and undeveloped land in the City of Victorville. The site itself supports undeveloped land that has been impacted by light grading, off-highway recreational vehicle use, illicit dumping, and adjacent development. The Project Site is historically underlain by Cajon sand which has been compacted and disturbed by anthropogenic disturbances.

The Project Site has been identified to support the creosote brush scrub plant community that has been classified as disturbed. The Project Site contains a total of forty-one (41) Western Joshua Trees, which would require a maximum mitigation fee of $11,150, as stated in Mitigation Measure BIO-1.

According to the CNDDB, seventeen (17) special-status wildlife species have been reported in the Baldy Mesa and Adelanto quadrangles. No special-status wildlife species were observed during the field investigation. However, due to regional significance and/or listing status, the potential occurrence of burrowing owl (Athene cunicularia), desert tortoise (Gopherus agassizii), and Mohave ground squirrel (Xerospermophilus mohavensis) are addressed further in Section IV and in Mitigation Measures BIO-2 and BIO-3.

The Project Site supports one (1) drainage feature that enters the southern boundary near the southwest corner and exits near the middle of the western boundary. However, the drainage feature supported on-site is ephemeral in nature and only receives flows during and immediately following storm events.

Therefore, with implementation of Mitigation Measure BIO-4, the Proposed Project would be anticipated to pose a less than significant impact on riparian or wetland ecosystems.

A Cultural Resources Assessment, dated June 27, 2022, was prepared by Brian F. Smith and Associates, Inc. (BSFA). The Phase I Cultural Resources Assessment for the Luna and Fremontia Project (TM 20527) concluded that no historical or archaeological resources are present on the property. The proposed development of the property will not adversely impact any known historical or archaeological resources. Based upon these findings, no further archaeological studies are necessary as part of the CEQA review process. Further, mitigation monitoring is not recommended as part of project approval since there is little to no potential to encounter any cultural sites during the development of this property.

Air Quality
MM-AQ-1: Rule 402 and 403 Compliance

Biological Resources
MM-BIO-1: Joshua Tree Survey and Protection
MM-BIO-2: Nesting Bird/Burrowing Owl Survey
MM-BIO-3: Desert Tortoise Survey
MM-BIO-4: Jurisdictional Waters Determination

Tribal Cultural Resources
MM-TCR-1: Native American Tribal Monitoring
MM-TCR-2: Consultation/Report Dissemination

The City hereby finds that impacts will be less than significant with the standard conditions and recommended mitigation incorporated.

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 through the implementation of mitigation measures. Therefore, no significant adverse impacts are identified or are anticipated, and no additional mitigation measures would be 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.