California Environmental Quality Act (CEQA)

Initial Study/Mitigated Negative Declaration

PLAN25-00007 Vesting Tentative Tract Map No. 20547

Lead Agency

City of Victorville Development Department
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Project Proponent

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Prepared By

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April 15, 2026

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Appendix C. *Historical/Archaeological Resources Report,* CRM Tech, February 21, 2025.

Appendix D. *Final Drainage Report*, United Engineering Group, January 2025.

1.0 Project Background Information

1. **Project title:** Olivera and Pena Residential Project

2. **Lead agency name and address:** City of Victorville Planning Department, P.O. Box 5001, Victorville, California 92393-5001.

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

4. **Project location:** Victorville, California APN: 3096-361-05, 06, & 07

5. **Project sponsor's name and address:** CJC Holdings, LLC

6. **General plan designation:** Low Density Residential, up to 5 du/ac

7. **Zoning:** Single Family Residential (R-1/R-1T4)

8. **Description of project:** The Project proposes a vesting tentative tract map to subdivide approximately 15.13 gross acres into 53 residential lots for single-family detached residential development. The proposed minimum lot sizes are 7,200 square feet with a net density of 3.7 dwelling units per acre. The average lot size would be 8,368 square feet.

9. **Surrounding land uses and setting:** The Project site is bordered by undeveloped land zoned Low Density Residential (R1) to the north, undeveloped land zone Commercial (C1) to the east, single family homes to the south, and developed residential land zoned Specific Plan (SP) to the west.

10. **Other public agency whose approval is required:**

    - Lahontan Regional Water Quality Control Board (General Construction Storm Water Permit).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental resources checked below may 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. If a box is marked X an Environmental Impact Report must therefore be prepared.

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

Determination

Based on this initial evaluation:

I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be recommended for adoption.	☐
I find that although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project Applicant. A **MITIGATED NEGATIVE DECLARATION** will be recommended for adoption.	☒
I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	☐
I find that the proposal MAY have significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	☐
I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effect(s) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to all applicable standards, and have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION.	☐

_____	City of Victorville
Signature	Lead Agency
_____	_____
Printed Name/Title	Date

2.0 Introduction

2.1 Purpose of the Initial Study/Mitigated Negative Declaration

An Initial Study is a preliminary analysis to determine whether a Negative Declaration (ND), Mitigated Negative Declaration (MND), or an Environmental Impact Report (EIR) is required for a Project. Based on the Initial Study prepared for the Project, it is recommended that a Mitigated Negative Declaration be adopted. A Mitigated Negative Declaration is a statement by the City of Victorville that the Initial Study has identified potentially significant effects on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the applicant in conjunction with the proposed MND and Initial Study would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (2) there is no substantial evidence in light of the whole of the record before the Lead Agency that the Project, with incorporation of mitigation measures, may have a significant effect on the environment.

2.2 List of Mitigation Measures

Mitigation Measures MMs

CEQA defines mitigation measures as actions taken to reduce or avoid the negative environmental impact of a project:

- **Avoiding**: Not taking an action or part of an action
- **Minimizing**: Limiting the degree or magnitude of the action
- **Rectifying**: Repairing, rehabilitating, or restoring the impacted environment
- **Reducing or eliminating over time**: Preserving and maintaining the resource during the life of the action
- **Compensating**: Replacing or providing substitute resources or environments

Mitigation measures must be feasible and enforceable through legally binding instruments.

MM BIO-1. Pre-Construction Plant Surveys. *Prior to Project implementation, and during the appropriate season, a qualified biologist shall conduct botanical field surveys within the Project area following protocols set forth in the California Department of Fish and Wildlife's (CDFW) 2018 Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (CDFW 2018). The surveys shall be conducted by a qualified botanist(s) experienced in conducting floristic botanical field surveys, knowledgeable of plant taxonomy and plant community ecology and classification, familiar with the plants of the area, including special status and locally significant plants, and familiar with the appropriate state and federal statutes related to plants and plant collecting. The botanical field surveys shall be conducted at the appropriate time of year when plants will*

both be evident and identifiable (usually, during flowering or fruiting) and in a manner, which maximizes the likelihood of locating special-status plants and sensitive natural communities that may be present. Botanical field surveys shall be conducted floristic in nature, meaning that every plant taxon that occurs in the Project area is identified to the taxonomic level necessary to determine rarity and listing status. If special-status plant species are observed during the botanical field surveys, the Project shall reduce impacts to non-CESA candidate or listed species through the establishment of buffers, to the extent feasible. Buffer distances will be determined by the qualified biologist. Impacts to CESA candidate or listed species shall be fully avoided or a CESA Incidental Take Permit shall be obtained.

MM BIO-2. Burrowing Owl Pre-Construction Surveys. *Pre-construction surveys for Burrowing Owls on the Project site and in the surrounding area shall be conducted by a qualified biologist no more than 14 days prior to initiation of Project ground-disturbing activities in accordance with guidelines identified by the California Department of Fish and Wildlife (CDFW) 2012 Staff Report on Burrowing Owl Mitigation (Department of Fish and Game Code, March 2012). If Project activities are delayed for more than 30-days (including the restarting of activities after project/ground disturbing delays of 30-days or more), additional surveys will be required, including but not limited to a take avoidance survey within 24 hours of ground disturbance. If burrowing owls are observed on the Project site during the Pre-construction survey the California Department of Fish and Wildlife shall be immediately notified, and Mitigation Measure BIO-3 shall be required. If burrowing owl(s) are not observed onsite during any pre-construction surveys, a letter shall be prepared by the qualified biologist documenting the results of the survey. The letter shall be submitted to CDFW prior to issuance of any grading permits, and no further action is required.*

MM BIO-3. Burrowing Owl Mitigation if Detected On-site. *If burrowing owls are observed on the project site during any preconstruction survey as per MM BIO-2, the California Department of Fish and Wildlife (CDFW) shall be immediately notified, and the applicant shall conduct an impact assessment in accordance with the 2012 Staff Report on Burrowing Owl Mitigation prior to commencing Project activities to determine appropriate mitigation and any areas occupied by burrowing owls shall be avoided. No ground-disturbing activities shall be permitted within 500 meters of an occupied burrow. A smaller buffer may be established if the qualified biologist determines that a reduced buffer would not adversely affect the burrowing owl(s).*

If burrowing owls cannot be avoided by the Project, then a qualified biologist shall prepare and submit a passive relocation program to CDFW for review/approval prior to the commencement of Project activities in accordance with Appendix E (i.e., Example Components for Burrowing Owl Artificial Burrow and Exclusion Plans) of the 2012 Staff Report on Burrowing Owl Mitigation and mitigation shall be required as described below (see g) to reduce impacts to less than significant, including the following steps as approved by the California Department of Fish and Wildlife and in accordance with the updated CDFW Staff Report on Burrowing Owl Mitigation (2012) shall be implemented if burrowing owl are present onsite:

a) Occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the California Department of Fish and Game verifies through non-invasive methods either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.

b) A burrowing owl survey shall be conducted on all portion of the site between September and January to determine the location of active (non-breeding) burrows.

c) If the Project cannot avoid burrowing owl, qualified biologists shall exclude all owls from active burrows using one-way doors during the non-breeding season (September 1– January 31) or during the breeding season (February 1– August 31), only after a qualified biologist has determined there are no nesting owls and/or juvenile owls are no longer dependent on the burrows. Concurrently, all inactive burrows and other sources of secondary refuge for burrowing owls shall be collapsed and removed from the site.

d) Following a 48-hour observation period and 48-hours after installation of one-way doors, all vacated burrows shall be collapsed.

e) A qualified biologist shall conduct a post-exclusion survey confirming the absence of borrowing owls on the site. When a qualified biologist determines that burrowing owls are no longer occupying the Project site and passive relocation is complete, construction activities may begin. A final letter report shall be prepared by the qualified biologist documenting the results of the passive relocation and provided to CDFW. Should newly occupied burrows be discovered on the site the exclusion shall be repeated as outlined in the CDFW-approved passive relocation program.

f) A final clearance survey confirming the absence of active burrowing owls burrows shall be conducted within three days of initiating Project activities.

g) Compensatory mitigation lands for permanent impacts to nesting, occupied, and satellite burrows and burrowing owl habitat shall be provided by the applicant/developer at a minimum ratio of 2:1 (or as required by CDFW) and permanent conservation and management of burrowing owl habitat such that the habitat acreage, number of burrows and burrowing owl impacts are replaced consistent with the Staff Report on Burrowing Owl Mitigation including its Appendix A within designated adjacent conserved lands identified through coordination with CDFW. A qualified biologist shall confirm the natural or artificial burrows on the conservation lands are suitable for use by the owls. Monitoring and management of the replacement burrow site(s) shall be conducted, and a reporting plan shall be prepared for CDFW review and approval. The objective shall be to manage the replacement burrow sites for the benefit of burrowing owls (e.g., minimizing weed cover), with the specific goal of maintaining the functionality of the burrows for a minimum of 2 years. When a qualified biologist determines that burrowing owls are no longer occupying the Project site and passive relocation is complete, Project activities may begin. A final letter report shall be prepared by the qualified biologist documenting the results of the passive relocation. The letter shall be submitted to CDFW prior to the start of Project activities.

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

MM CUL-2. **Archaeologic Resources.** *If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.*

MM CUL-3. **Inadvertent Discovery of Human Remains**. *If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.*

MM GEO-1. Inadvertent Discovery of Paleontological Resources. *If paleontological resources are encountered during implementation of the Project, ground-disturbing activities will be temporarily redirected from the vicinity of the find. A qualified paleontologist (the "Project Paleontologist") shall be retained by the developer to make an evaluation of the find. If the resource is significant, Mitigation Measure GEO-2 shall apply.*

MM GEO-2. Paleontological Treatment Plan. *If a significant paleontological resource(s) is discovered on the property, in consultation with the Project proponent and the City, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation in the find a local qualified repository, and preparation of a report summarizing the find.*

MM NOI-1. Construction Noise Mitigation. *Prior to the issuance of a grading permit, the following notes shall be included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Victorville staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.*

"a) Haul truck deliveries shall be limited daytime hours of 6:00 a.m. to 6:00 p.m.

b) Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.

c) *All stationary construction equipment shall be placed in such a manner so that emitted noise is directed away from any sensitive receptors adjacent to the Project site.*
d) *Construction equipment staging areas shall be located the greatest distance between the staging area and the nearest sensitive receptors."*

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

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

3.0 Project Description/Environmental Setting

3.1 Project Location

The Project site consists of 15.83 acres located between Mesa View Drive and Pena Road, approximately 1,700 feet north of La Mesa Road in the city of Victorville, California, and identified by Accessor Parcel Numbers 3096-361-05, 06, 07. (See Figure 3.1- *Location Map/Aerial Photo* and Figure 3.3, *Vesting Tentative Tract Map No. 20254*).

3.2 Project Description

The Project proposes a Vesting Tentative Tract Map to subdivide approximately 15.83 acres into 53 lots for single-family detached residential development. The proposed minimum lot sizes are 7,200 square feet with a net density of 3.68 dwelling units per acre. The average lot size would be 8,368 square feet. The project also includes four lettered lots for storm drainage and open space/landscaping purposes.

3.3 Proposed Improvements

Street Improvement and Access

Pena Road

Pena Road is an existing paved roadway adjacent to the Project's eastern boundary. The Project will construct new pavement, curb, gutter and sidewalk, and connect to the existing improvements north and south of the Project site.

Mesa Linda Drive

Mesa Linda Drive is an existing paved roadway adjacent to the Project's western boundary. The Project will construct new pavement, curb, gutter, and sidewalk, and connect to the existing improvements north and south of the Project site.

Internal Streets

Internal streets will be public roads improved with pavement, curb, gutter, sidewalk, driveway approaches, and landscaped parkway within a 60-foot, full-width right-of-way.

Water and Sewer Improvements

Water Service will be provided by the Victorville Water District. The Project will connect to the existing 12-in water mains on Mesa Linda Drive and Pena Road.

Sewer Service

The Project will connect to the existing 8-in sewer line on Pena Road.

Storm Drainage Improvements

The post-development runoff will be routed through a proposed basin to confirmed post-development runoff could be mitigated to less than pre-development runoff. The basin is designed to be a dual-purpose retention and detention basin, with the bottom 1 to 1.5 feet supplying the required water quality retention and infiltration. The overall basin storage volume is used for peak runoff mitigation. A spillway has been designed to control the overflow. The basin has a preliminary designed 6 ' wide spillway at 1' deep.

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Figure 3.1 Project Location Map

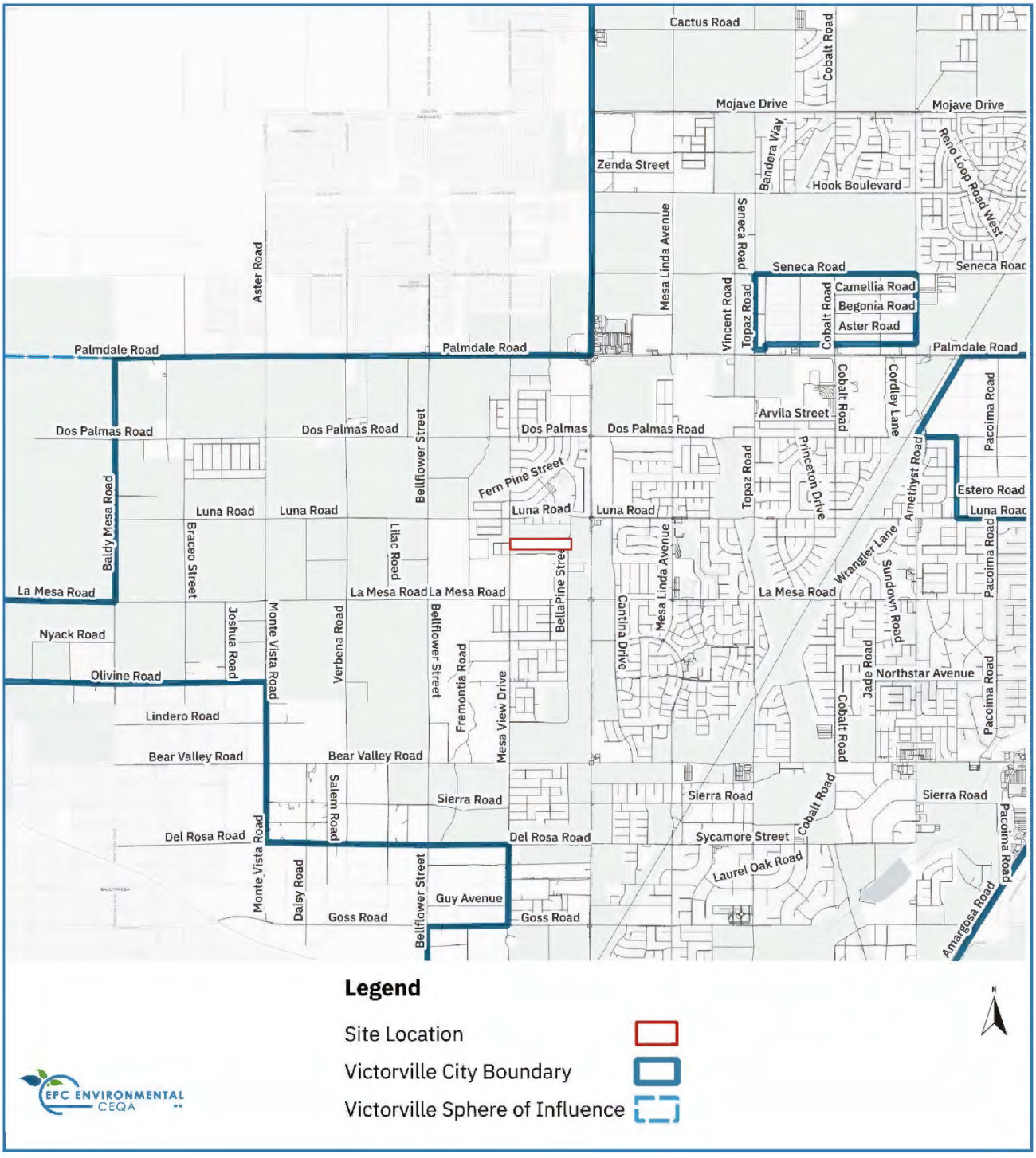


Figure 3.2 Aerial Photo

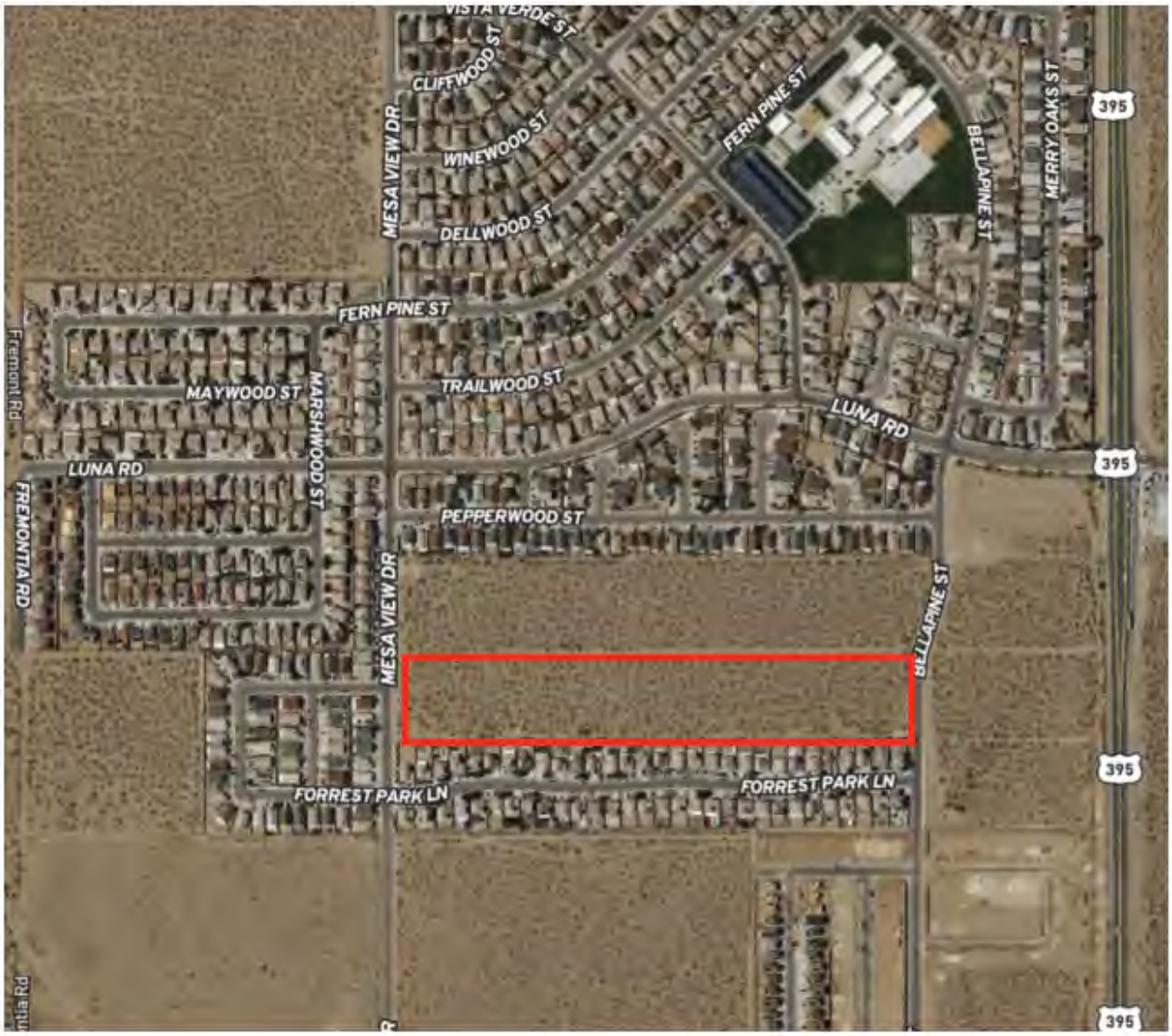
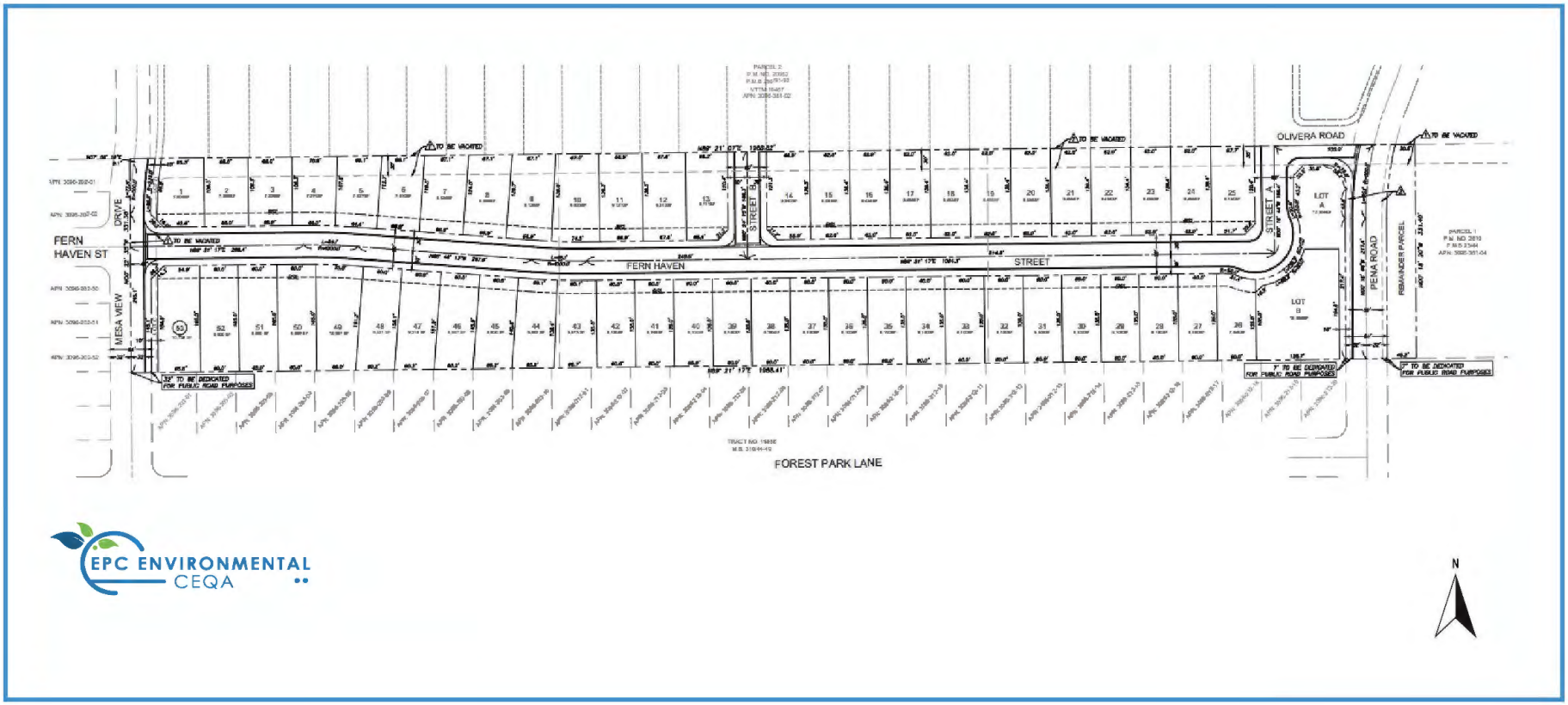


Figure 3.3 Vesting Tentative Tract Map No. 20547



3.4 Construction and Operational Characteristics

Construction Schedule

The Project is estimated to be constructed by 2026. Houses will be constructed based on market demand and absorption.

Operational Characteristics

The proposed Project would serve as a residential community with typical operational characteristics, including residents/visitors traveling to and from the site, leisure and maintenance activities occurring on individual residential lots and in the on-site recreational facilities, and general maintenance of common areas. Low levels of noise and a moderate level of artificial exterior lighting typical of a residential community are expected.

3.5 Environmental Setting

Table 3.1 shows onsite and adjacent land uses, General Plan land use designations, and zoning classification.

Table 3.1 Surrounding Land Use/General Plan Designation/Zoning Classification

Location	Current Land Use	General Plan Land Use District	Zoning Classification
Site	Vacant undeveloped land	Low Density Residential(2.1-5 du/ac)	R-1 & R-1T4 (Single Family Residential)
North	Vacant undeveloped land	Low Density Residential(2.1-5 du/ac)	R-1 & R-1T4 (Single Family Residential)
South	Single-family residential	Low Density Residential(2.1-5 du/ac)	R-1 T4 (Single Family Residential)
East	Vacant undeveloped land	Commercial	C-1 Neighborhood Retail
West	Single-family residential	Specific Plan	SP Vista Verde Specific Plan

Source: City of Victorville Zoning Checker https://victorville.maps.arcgis.com/apps/webappviewer/index.html?id=f7698c1fc6f742e681aeb3c3e3884443, accessed November 19, 2025

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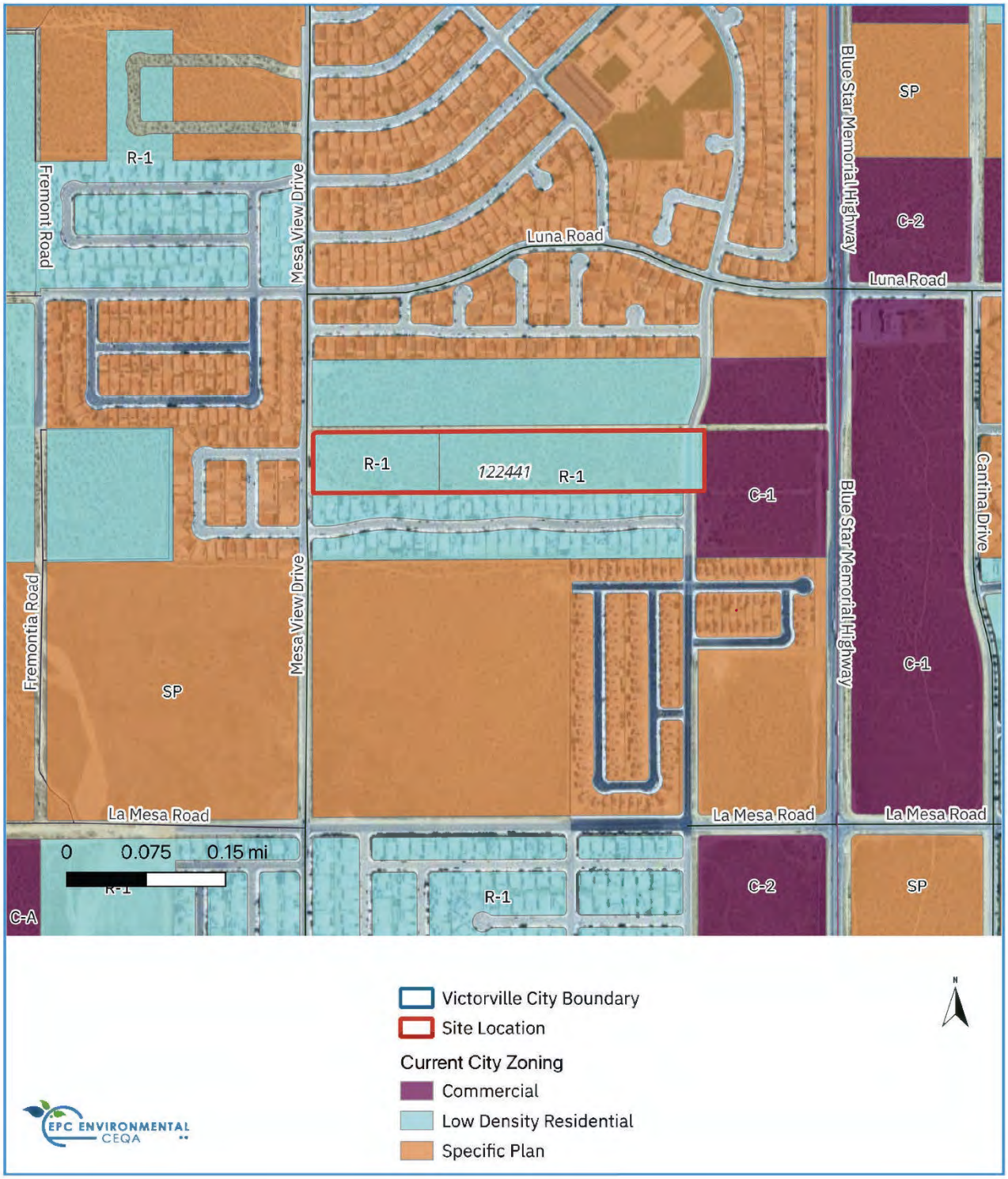
Figure 3.4 Zoning and Surrounding Use



4.0 Environmental Impact Analysis

The Project is evaluated based on its potential effect on twenty-one (21) environmental resource topics listed in Appendix G of the CEQA Guidelines. The resulting potential effects are ranked within four identified categories and include a summary of the rationale and evaluation methods used to arrive at each determination.

Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Significant or Potentially significant impact(s) have been identified or anticipated that cannot be mitigated to a level of insignificance. An Environmental Impact Report must therefore be prepared.	Potentially significant impact(s) have been identified or anticipated, but mitigation is possible to reduce impact(s) to a less than significant category. Mitigation measures must then be identified.	No "significant" impact(s) identified or anticipated. Therefore, no mitigation is necessary.	No impact(s) identified or anticipated. Therefore, no mitigation is necessary.

These determinations are based on substantial evidence. CEQA Guidelines Section 15384 defines "substantial evidence" in part as "…facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts…" This Initial Study relies upon the following technical reports that meet the requirements of substantial evidence:

Appendix A. *Air Quality CalEEMod Summary Report,* EPC Environmental, May 5, 2025

Appendix B. *General Biological Resources Assessment*, RCA Associates, Inc., November 15, 2024.

Appendix C. *Historical/Archaeological Resources Report,* CRM Tech, February 21, 2025.

Appendix D. *Final Drainage Report*, United Engineering Group, January 2025.

In addition to the technical reports, footnotes referencing data or information used as substantial evidence are cited.

4.1 Aesthetics

Threshold 4.1 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on scenic vista?			✓	

Impact Analysis

The CEQA Guidelines do not provide a definition of what constitutes a "scenic vista" or "scenic resource" or a reference as to from what vantage point(s) the scenic vista and/or resource, if any, should be observed. Scenic resources are typically landscape patterns and features that are visually or aesthetically pleasing and that contribute affirmatively to the definition of a distinct community or region such as trees, rock outcroppings, and historic buildings.

A scenic vista is generally identified as a public vantage viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. Common examples may include a public vantage point that provides expansive views of undeveloped hillsides, ridgelines, and open space areas that provide a unifying visual backdrop to a developed area.

According to the General Plan EIR, surrounding areas of high aesthetic sensitivity that provide scenic vistas to the City of Victorville (but are not located within the city) are the San Bernardino and San Gabriel Mountain ranges located approximately 18 miles to the southwest and Quartzite Mountain, located approximately 11 miles northeast from the Project site, respectively.[1]

Areas of high visual sensitivity within/adjacent to the city include the Mojave River, the rocky bluffs of the Narrows, and the Mojave Narrows Regional Park. From the site, the Mojave River is located approximately 9 miles to the east, and the rocky bluffs of the Narrows, and the Mojave Narrows Regional Park are located approximately 3 miles to the southeast. These areas are not visible from the project site.

Impacts on scenic vistas are analyzed from points or corridors that are accessible to the public and that provide a view of a scenic vista. Development within a viewer's line of sight of scenic areas may interfere with a public view of a scenic vista, either by physically blocking or screening the vista from view or by impeding or blocking access to a formerly available viewing position. Those viewers may see the scenic areas prior to development; but would have those views blocked post-development. However, because of the distance to these

1 General Plan EIR, p. 5-11.

scenic resources and intervening development, public views of these scenic vistas would not be blocked by the Project. No mitigation would be required.

Threshold 4.1 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓

Impact Analysis

According to the California Department of Transportation, the Project site is not located within a State scenic highway[2]. As such, the project would not impact scenic resources.

Threshold 4.1 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) If located in an Urbanized Area, conflict with applicable zoning and other regulations governing scenic quality?				✓

Impact Analysis

According to the US Census Bureau, the Project site is located in the Victorville Hesperia, CA, Urbanized Area[3]. As such, the Project is subject to the City's applicable regulations governing scenic quality. Future construction of the residential structures and related improvements are subject to site plan review as required by the Development Code Section 16-3.01.020 (c) and subject to the Single-Family Design Guidelines (§ 16-3.08.090).

[2] California Department of Transportation, State Scenic Highway Program, https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways, accessed October 17, 2024

[3] United States Census Bureau, 2010 Census Urban Area Reference Map, https://www2.census.gov/geo/maps/dc10map/UAUC_RefMap/ua/ua90541_victorville--hesperia_ca/DC10UA90541_001.pdf, accessed October 17, 2024

Threshold 4.1 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			✓	

Impact Analysis

Outdoor Lighting and Glare

The existing site is undeveloped and contains no sources of light or glare. The Project would increase the amount of light in the area by adding new sources of illumination, including security and decorative lighting for the proposed structures, streetlights, structure-mounted lights, and illuminated and/or reflective signage material.

Outdoor lighting included in the project will comply with the City of Victorville Development Code Section 16.3.08 (c)(9), *Lighting*:

> *"Effective pathway lighting provides safety and direction for pedestrians and shall incorporate the following design standards:*
>
> *(i) Lighting should relate to the pedestrian scale of residential neighborhoods. Light standards less than fifteen (15) feet in height are encouraged throughout paseos and other usable open spaces.*
> *(ii) The design of the lighting fixture should contribute to the overall theme within a neighborhood.*
> *(iii) Pedestrian paths shall be illuminated with bollards or lighting standards.*
> *(iv) Spotlighting or glare from any lighting should be shielded from adjacent properties and directed at the specific object or target.*
> *(v) The quality of light, level of lights as measured in footcandles, and the type of bulb or source should be carefully addressed. Lighting levels should not be so intense as to draw attention to the glow or glare of the area."*[4]

Additionally, the Project will comply with City of Victorville Standard Specifications for Public Improvements, Part IV, Section 9(4):

> *"The City of the sub-divider or any successor in interest of any of the parcels to be created by this subdivision shall install streetlights along the street frontages in accordance with the requirements of the master street lighting plans of the City of Victorville, the Southern California Edison Company, and as required by the City Engineer."*[5]

[4] City of Victorville Code of Ordinances Title 16, Chapter 3, Article 8
[5] City of Victorville Standard Specifications for Public Improvements Part IV, Section 9(4); Revised March 2021.

4.2 Agriculture and Forestry Resources

Note: No forestry resources are located in the City of Victorville. Therefore, the topic of Forestry Resources is not evaluated.

Threshold 4.2 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓

Impact Analysis

The Project site is undeveloped. The site has no historical use or designation as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as mapped by the State Department of Conservation Farmland Mapping and Monitoring Program.[6]

Threshold 4.2 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓

Impact Analysis

Agricultural Zoning

In Victorville, "agricultural zoning" is classified as AE (Exclusive Agriculture), which is intended to provide protection for agricultural areas from urban development or residential subdivision and to serve as a Low-Density Residential (2.1- 5 du/ac). The Low-Density Residential Zone is intended to allow neighborhoods of single-family dwellings to provide space for suitable locations for additional developments of this kind, with appropriate community facilities space area around the more intensive urban uses of the City. The nearest land zoned AE in

[6] Data Basin https://databasin.org/maps/new/#datasets=b83ea1952fea44ac9fc62c60dd57fe48, accessed October 17, 2024

the city is approximately 6 miles northeast of the Project site.[7] Therefore, the Project would not conflict with existing zoning for agricultural use.

Williamson Act

A Williamson Act Contract enables private landowners to voluntarily enter contracts with local governments for the purpose of establishing agricultural preserves. According to the County of San Bernardino Office of the Assessor, the Project site is not within an agricultural preserve.[8]

Threshold 4.2 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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))?				✓

Impact Analysis

No forest land or timberland occurs within the project limits.

Threshold 4.2 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?				✓

Impact Analysis

No forest land or timberland occurs within the project limits.

[7] City of Victorville Zoning Checker https://victorville.maps.arcgis.com/apps/webappviewer/index.html?id=f7698c1fc6f742e681aeb3c3e3884443, accessed October 17, 2024

[8] California Department of Conservation, https://maps.conservation.ca.gov/DLRP/CIFF/, accessed October 17, 2024

Threshold 4.2 (e). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?				✓

Impact Analysis

As noted under Threshold 4.2 (a), the Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as mapped by the State Department of Conservation Farmland Mapping and Monitoring Program. In addition, the site is not under agricultural production, and the nearest land being used for agricultural purposes is approximately 6 miles northeast of the Project site.

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4.3 Air Quality

Analysis in this section is supported by the following technical report:

- *Air Quality CalEEMod Report,* EPC Environmental, Inc., May 14, 2025, included as Appendix A to this Initial Study.

Air Quality Setting

Topography and Climate

The Project site is located within the Mojave Desert portion of the Mojave Desert Air Basin (MDAB) and is bordered in the southwest by the San Bernardino Mountains, separated from the San Gabriel's by the Cajon Pass (4,200 ft). A lesser channel lies between the San Bernardino Mountains and the Little San Bernardino Mountains (the Morongo Valley). The MDAB is classified as a dry-hot desert (BWh), with portions classified as dry-very hot desert (BWhh), to indicate at least three months have maximum average temperatures over 100.4° F.[9]

Air Pollutants and Health Effects

Air Pollutants are the amounts of foreign and/or natural substances occurring in the atmosphere that may result in adverse effects to humans, animals, vegetation, and/or materials. The Air Pollutants regulated by the MDAQMD that are applicable to the Project are described below.[10]

Carbon Monoxide (CO): A colorless, odorless gas resulting from the incomplete combustion of hydrocarbon fuels. Over 80 percent of the CO emitted in urban areas is contributed by motor vehicles. Carbon monoxide is harmful when breathed because it displaces oxygen in the blood and deprives the heart, brain and other vital organs of oxygen.

Nitrogen Dioxide (NOx): Nitrogen dioxide (NO2) is a byproduct of fuel combustion. The principal form of nitrogen oxide produced by combustion is nitric oxide (NO), but NO reacts quickly to form NO2, creating the mixture of NO and NO2 commonly called NOx. NOx can irritate eyes, nose, throat and lungs, possibly leading to coughing, shortness of breath, tiredness and nausea.

Particulate Matter ($PM_{2.5}$ and PM_{10}): One type of particulate matter is the soot seen in vehicle exhaust. Fine particles — less than one-tenth the diameter of a human hair — pose a serious threat to human health, as they can penetrate deep into the lungs. PM can be a primary pollutant or a secondary pollutant from hydrocarbons, nitrogen oxides, and sulfur dioxides. Diesel exhaust is a major contributor to PM pollution.

[9] MDAQMD CEQA Guidelines, February 2020, Page 6-7.
[10] http://www.aqmd.gov/home/air-quality

Sulfur Dioxide (SO_2): A strong-smelling, colorless gas that is formed by the combustion of fossil fuels. Power plants, which may use coal or oil high in sulfur content, can be major sources of SO_2. Sulfur dioxide irritates the skin and mucous membranes of the eyes, nose, throat, and lungs.

Ozone: Ozone is formed when several gaseous pollutants react in the presence of sunlight. Most of these gases are emitted from vehicle tailpipe emissions. Ozone can reduce lung function and worsen bronchitis, emphysema, and asthma.

Volatile Organic Compounds (VOCs): VOCs contribute to the formation of smog and/or may themselves be toxic. VOCs often have an odor, and some examples include gasoline, alcohol and the solvents used in paints. Health effects may include eye, nose, and throat irritation, headaches, loss of coordination, and nausea.

Non-attainment Designations and Classification Status

The United States Environmental Protection Agency and the California Air Resources Board have designated portions of the District non-attainment for a variety of pollutants. An "attainment" designation for an area signifies that criteria pollutant concentrations did not exceed the established standard. In contrast to attainment, a "nonattainment" designation indicates that a criteria pollutant concentration has exceeded the established standard. 0 shows the attainment status of criteria pollutants in the MDAB.

Table 4.3.1. Attainment Status of Criteria Pollutants in the Mojave Desert Air Basin

Criteria Pollutant	State Designation	Federal Designation
Ozone – 1-hour standard	Nonattainment	No Standard
Ozone – 8-hour standard	Nonattainment	Nonattainment
Respirable Particulate Matter (PM10)	Nonattainment	Attainment
Fine Particulate Matter (PM2.5)	Nonattainment	Nonattainment
Carbon Monoxide (CO)	Attainment	Unclassified/Attainment
Nitrogen Dioxide (N0x)	Attainment	Unclassified/Attainment
Sulfur Dioxide (SO2)	Unclassified /Attainment	Unclassified/Attainment
Lead	Attainment	Attainment

Source: California Air Resources Board, 2015.

As shown in Table 4.3.1 above, the MDAB is classified as Nonattainment for Ozone – 1-hour standard, Ozone – 8-hour standard, Respirable Particulate Matter (PM_{10}) and Fine Particulate Matter ($PM_{2.5}$)

Threshold 4.3 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			✓	

Impact Analysis

The following analysis is consistent with the preferred analysis approach recommended by the MDAQMD *California Environmental Quality Act (CEQA) and Federal Conformity Guidelines.*

Conformity with Air Quality Management Plans

The Project is located within the Mojave Desert Air Basin and under the jurisdiction of the Mojave Desert Air Quality Management District. Under the Federal Clean Air Act, the Mojave Desert Air Quality Management District has adopted a variety of attainment plans (i.e., "Air Quality Management Plans") for a variety of non-attainment pollutants. A complete list of the various air quality management plans is available from the Mojave Desert Air Quality Management District located at 14306 Park Avenue, Victorville, CA 92392 or on their website at: https://www.mdaqmd.ca.gov/rules/overview.

The Mojave Desert Air Quality Management District is responsible for maintaining and ensuring compliance with the various Air Quality Management Plans. Conformity is determined based on the following criteria:

- A project is non-conforming if it conflicts with or delays the implementation of any applicable attainment or maintenance plan. A project may also be non-conforming if it increases the gross number of dwelling units, increases the number of trips, and/or increases the overall vehicle miles traveled in an affected area (relative to the applicable land use plan).

- A project is conforming if it complies with all applicable Mojave Desert Air Quality Management District rules and regulations, complies with all proposed control measures that are not yet adopted from the applicable plan(s) and is consistent with the growth forecasts in the applicable plan(s) (or is directly included in the applicable plan).

Consistency with Emission Thresholds

As shown in Table 4.3.3. **Construction Emissions** and Table 4.3.4. **Operational Emissions** are below, and the Project would not exceed the Mojave Desert Air Quality Management District significance thresholds for any criteria pollutant during construction or long-term operation. Accordingly, the Project's air quality emissions are less than significant.

Consistency with Control Measures

The construction contractors are required to comply with rules, regulations, and control measures to control fugitive dust from grading (Rule 403) and the application of architectural coatings during building construction (Rule 1113).

Consistency with Growth Forecasts

The Project site is designated as a Specific Plan by the General Plan Land Use & Zoning Map. This land use designation is consistent with the land use plan that was used by the MDAQMD to generate the growth forecasts for the air quality plans referenced above.

Threshold 4.3 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?			✓	

Impact Analysis

The following provides an analysis based on the applicable regional significance thresholds established by the Mojave Desert Air Quality Management District in order to meet national and state air quality standards.

Table 4.3.2. MDAQMD Air Quality Significance Thresholds

Pollutant	Daily Emissions (pounds/day)
Carbon Monoxide (CO)	548
Oxides of Nitrogen (NOx)	137
Volatile Organic Compounds (VOC)	137
Oxides of Sulphur (SOx)	137
Particulate Matter (PM10)	82
Particulate Matter (PM 2.5)	65

Source: MDAQMD CEQA Guidelines, February 2020, Table 6.

Both construction and operational emissions for the Project were estimated based on a worst-case scenario of 53 dwelling units by using the California Emissions Estimator Model (CalEEMod), which is a statewide land use emissions computer model designed to provide a uniform platform for government agencies to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. The model can be used for a variety of situations where an air quality analysis is necessary or desirable, such as California Environmental Quality Act (CEQA) documents, and is authorized for use by the Mojave Desert Air Quality Management District.

Construction Emissions

Construction activities associated with the Project will result in emissions of CO, VOCs, NOx, SOx, PM_{10}, and $PM_{2.5}$. Construction-related emissions are expected from the following onsite and offsite construction activities: site preparation, grading, building construction, architectural coating, and paving. Construction activities produce combustion emissions from various sources (utility engines, tenant improvements, and motor vehicles transporting the construction crew). Exhaust emissions from construction activities envisioned on site would vary daily over a 2-year period as construction activity levels change. Construction emissions are shown in Table 4.3.3 below.

Table 4.3.3. Construction Emissions (Daily Summer Maximum-Unmitigated)

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	ROG	CO	SOx	PM10	PM2.5
	10.1	32.5	14.5	0.02	0.68	0.42
Regional Threshold	**137**	**137**	**548**	**137**	**82**	**65**
Exceeds Regional Threshold?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

Source: MDAQMD and CalEEMod 2016.3.2

Operational Emissions

The Project would be operated as a residential subdivision. Typical operational characteristics include residents and visitors traveling to and from the site, delivery of goods and services to the residents, and maintenance activities. Table 4.3.4 shows the Mojave Desert Air Quality Management District thresholds for operational emissions compared to the Project's maximum daily emissions.

Table 4.3.4. Operational Emissions (Daily Summer Maximum)

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	ROG	CO	SOx	PM_{10}	$PM_{2.5}$
	3.58	84.7	107	0.18	15.3	12.9
Regional Threshold	**137**	**137**	**548**	**137**	**82**	**65**
Exceeds Regional Threshold?	**NO**	**NO**	**NO**	**NO**	**NO**	**NO**

As shown in Table 4.3.4 above, operational-related emissions would not exceed the Mojave Desert Air Quality Management District thresholds. Accordingly, the Project would not emit substantial concentrations of these pollutants during operation and would not contribute to an existing or projected air quality violation on a direct or cumulative basis. As such, impacts are less than significant, and no mitigation measures are required.

Threshold 4.3 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Expose sensitive receptors to substantial pollutant concentrations?				✓

Impact Analysis

The Project is a residential subdivision and does not produce toxic air emissions such as those generated by industrial manufacturing uses or uses that generate heavy-duty diesel truck emissions. According to the MDAQMD, residences, schools, daycare centers, playgrounds, and medical facilities are considered sensitive receptor land uses. The nearest sensitive receptors are the single-family residences located approximately 60 feet west and Vista Verde Elementary School, located approximately 1,330 feet northeast of the Project site, respectively.

The following project types proposed for sites within the specified distance to an existing or planned (zoned) sensitive receptor land use must be evaluated:

- Any industrial project within 1,000 feet;
- A distribution center (40 or more trucks per day) within 1,000 feet;
- A major transportation project (50,000 or more vehicles per day) within 1,000 feet;
- A dry cleaner using perchloroethylene within 500 feet; and
- A gasoline dispensing facility within 300 feet.

The Project is a proposal to construct 53 single-family units. The Project does not meet the aforementioned criteria listed above. As a result, no impact will occur.

Threshold 3.3 (e). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
e) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	

Impact Analysis

Potential odor sources associated with the Project may result from construction equipment exhaust, the application of asphalt and architectural coatings during construction activities, and the temporary storage of typical solid waste (refuse) associated with the proposed Project's long-term operational uses.

The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction. Thus, they are considered less than significant. It is expected that Project-generated refuse will be stored in covered containers and removed at regular intervals in compliance with the City's solid

waste regulations. Therefore, odors associated with the proposed Project construction and operations would be less than significant, and no mitigation is required.

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4.4 Biological Resources

Analysis of biological resources is supported by the following technical reports:

- *General Biological Resources Assessment*, RCA Associates, Inc., November 15, 2024, included as **Appendix B** to this Initial Study.

Threshold 4.4 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	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 or U.S. Fish and Wildlife Service?		✓		

Impact Analysis

Federal and State Listed Plant Species

The project site supports a moderately disturbed desert scrub plant community dominated by native vegetation including creosote bush, rubber rabbitbrush, Nevada jointfir, and white bursage, interspersed with non-native grasses. No Western Joshua trees are present on the site. Two special-status plant species have the potential to occur within or in the vicinity of the project site based on a review of the California Natural Diversity Database (CNDDB) for the Baldy Mesa quadrangle: short-joint beavertail cactus (Opuntia basilaris var. brachyclada), ranked by the California Native Plant Society (CNPS) as List 1B.2 (rare, threatened, or endangered in California and elsewhere; moderately threatened), and sagebrush loeflingia (Loeflingia squarrosa var. artemisiarum), ranked as CNPS List 2B.2 (rare, threatened, or endangered in California but more common elsewhere; moderately threatened). Plants ranked CNPS List 1B and 2B are considered special-status species under CEQA and meet the definition of rare or endangered under CEQA Guidelines Section 15380. The biological resources assessment noted that the site supports minimal suitable habitat for short-joint beavertail cactus and only very marginal habitat for sagebrush loeflingia, and neither species was observed during the October 2024 field survey. However, the survey was conducted outside the blooming period for both species (April through June for short-joint beavertail cactus; April through May for sagebrush loeflingia), and therefore the presence or absence of these species could not be conclusively determined. Because suitable habitat may be present and the survey was not conducted during the species' identifiable period, implementation of MM BIO-1 shall be required to ensure that focused botanical surveys are conducted by a qualified botanist during the appropriate blooming season prior to project

implementation, following CDFW 2018 protocols. With implementation of MM BIO-1, potential impacts to special-status plant species would be reduced to a level of less than significant with mitigation incorporated.

Federal and State Listed Wildlife Species

As part of the environmental process, a search of the California Natural Diversity Database (CNDDB) search was performed. The CNDDB is an inventory of the status and locations of rare plants and animals in California. The CNDDB includes al taxa that are listed by the California Endangered Species Act (CESA), as well as most federally listed taxa that occur in California. Additionally, the CNDDB includes elements that are considered rare by experts but have not undergone the rigorous steps necessary to become officially listed through CESA.

Based on this review, it was determined that eight wildlife species have been documented within the Victorville quadrangle of the property. Seven of the twenty-six are classified as threatened or endangered federally and or by the state. Based on this date, an initial field survey was conducted. Following completion of the initial field survey, protocol surveys we conducted for the desert tortoise and burrowing owl as per agency requirements, and a habitat assessment was performed for the Mohave ground squirrel. The results of the surveys are detailed below:

Desert Tortoise

The site does not contain suitable habitat for the desert tortoise, although it is also located within the documented tortoise habitat according to CNDDB. No tortoises or signs were observed on the site. The species is not expected to move onto the site in the near future based on the absence of any sign, and absence of any recent observations in the immediate area. Therefore, no mitigation is required.

Burrowing Owl

The western burrowing owl (Athene cunicularia) was listed as a candidate species under the California Endangered Species Act (CESA) effective October 25, 2024, and is afforded the full protection of a threatened species under CESA. A General Biological Resources Assessment (RCA Associates, Inc., November 2024) was prepared for the project, which included a habitat assessment and pedestrian survey of the 14.58-acre project site conducted on October 28, 2024. The assessment determined that the project site supports marginal burrowing owl habitat within a disturbed creosote scrub community bordered by residential development to the south and west and vacant desert land to the north and east. No burrowing owls, occupied burrows, or owl sign (e.g., whitewash, pellets, feathers, prey remains) were detected on-site or in adjoining areas during the field survey. While the marginal habitat conditions and absence of owl sign reduce the likelihood of current occupation, burrowing owls are a mobile species known to colonize disturbed and ruderal desert sites throughout the region, and the potential for owls to occupy the site prior to construction cannot be excluded. Therefore, implementation of MM BIO-2 and MM BIO-3 shall be required. MM BIO-2 requires pre-construction burrowing owl surveys by a qualified

biologist no more than 14 days prior to ground-disturbing activities in accordance with the CDFW 2012 Staff Report on Burrowing Owl Mitigation. MM BIO-3 establishes avoidance, passive relocation, and compensatory mitigation protocols in the event burrowing owls are detected on-site, including a 500-meter buffer around occupied burrows, seasonal restrictions on disturbance during the nesting season (February 1 through August 31), and compensatory habitat mitigation at a minimum 2:1 ratio. With implementation of MM BIO-2 and MM BIO-3, potential impacts to burrowing owl would be reduced to a level of less than significant with mitigation incorporated.

Mohave Ground Squirrel

The site does not have high quality for the Mohave ground squirrel. Additionally, because of the low population levels and no recent observations in this area of the Mojave Desert, the likelihood of a Mohave ground squirrel occurring on site is extremely low. Therefore, no mitigation is required.

Wildlife Species Conclusion

As noted above, no federal or state listed wildlife species were detected on-site during the October 2024 field survey. However, the burrowing owl is a mobile species known to occur within the region, and the potential exists for owls to colonize the site prior to construction. Additionally, two CNPS-listed plant species have the potential to occur on-site, but the field survey was conducted outside the blooming period and their presence or absence could not be conclusively determined. Therefore, the following mitigation measures have been included to ensure any potential impacts to special-status plant species and burrowing owl remain below the threshold of significance:

Mitigation Measures

MM BIO-1. Pre-Construction Plant Surveys. *Prior to Project implementation, and during the appropriate season, a qualified biologist shall conduct botanical field surveys within the Project area following protocols set forth in the California Department of Fish and Wildlife's (CDFW) 2018 Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (CDFW 2018). The surveys shall be conducted by a qualified botanist(s) experienced in conducting floristic botanical field surveys, knowledgeable of plant taxonomy and plant community ecology and classification, familiar with the plants of the area, including special status and locally significant plants, and familiar with the appropriate state and federal statutes related to plants and plant collecting. The botanical field surveys shall be conducted at the appropriate time of year when plants will both be evident and identifiable (usually, during flowering or fruiting) and in a manner, which maximizes the likelihood of locating special-status plants and sensitive natural communities that may be present. Botanical field surveys shall be conducted floristic in nature, meaning that every plant taxon that occurs in the Project area is identified to the taxonomic level necessary to determine rarity and listing status. If special-status plant species are observed during the botanical field surveys, the Project shall reduce impacts to non-CESA candidate or listed species through the establishment of buffers, to the extent feasible. Buffer distances*

will be determined by the qualified biologist. Impacts to CESA candidate or listed species shall be fully avoided or a CESA Incidental Take Permit shall be obtained.

MM BIO-2. Burrowing Owl Pre-Construction Surveys. *Pre-construction surveys for Burrowing Owls on the Project site and in the surrounding area shall be conducted by a qualified biologist no more than 14 days prior to initiation of Project ground-disturbing activities in accordance with guidelines identified by the California Department of Fish and Wildlife (CDFW) 2012 Staff Report on Burrowing Owl Mitigation (Department of Fish and Game Code, March 2012). If Project activities are delayed for more than 30-days (including the restarting of activities after project/ground disturbing delays of 30-days or more), additional surveys will be required, including but not limited to a take avoidance survey within 24 hours of ground disturbance. If burrowing owls are observed on the Project site during the Pre-construction survey the California Department of Fish and Wildlife shall be immediately notified, and Mitigation Measure BIO-3 shall be required. If burrowing owl(s) are not observed onsite during any pre-construction surveys, a letter shall be prepared by the qualified biologist documenting the results of the survey. The letter shall be submitted to CDFW prior to issuance of any grading permits, and no further action is required.*

MM BIO-3. Burrowing Owl Mitigation if Detected On-site. *If burrowing owls are observed on the project site during any preconstruction survey as per MM BIO-2, the California Department of Fish and Wildlife (CDFW) shall be immediately notified, and the applicant shall conduct an impact assessment in accordance with the 2012 Staff Report on Burrowing Owl Mitigation prior to commencing Project activities to determine appropriate mitigation and any areas occupied by burrowing owls shall be avoided. No ground-disturbing activities shall be permitted within 500 meters of an occupied burrow. A smaller buffer may be established if the qualified biologist determines that a reduced buffer would not adversely affect the burrowing owl(s).*

If burrowing owls cannot be avoided by the Project, then a qualified biologist shall prepare and submit a passive relocation program to CDFW for review/approval prior to the commencement of Project activities in accordance with Appendix E (i.e., Example Components for Burrowing Owl Artificial Burrow and Exclusion Plans) of the 2012 Staff Report on Burrowing Owl Mitigation and mitigation shall be required as described below (see g) to reduce impacts to less than significant, including the following steps as approved by the California Department of Fish and Wildlife and in accordance with the updated CDFW Staff Report on Burrowing Owl Mitigation (2012) shall be implemented if burrowing owl are present onsite:

a) Occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the California Department of Fish and Game verifies through non-invasive methods either: (1) the birds have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.

b) A burrowing owl survey shall be conducted on all portion of the site between September and January to determine the location of active (non-breeding) burrows.

c) If the Project cannot avoid burrowing owl, qualified biologists shall exclude all owls from active burrows using one-way doors during the non-breeding season (September 1– January 31) or during the breeding season (February 1– August 31), only after a qualified biologist has determined there are no nesting owls and/or juvenile owls are no longer dependent on the burrows. Concurrently, all inactive burrows and other sources of secondary refuge for burrowing owls shall be collapsed and removed from the site.

d) Following a 48-hour observation period and 48-hours after installation of one-way doors, all vacated burrows shall be collapsed.

e) A qualified biologist shall conduct a post-exclusion survey confirming the absence of borrowing owls on the site. When a qualified biologist determines that burrowing owls are no longer occupying the Project site and passive relocation is complete, construction activities may begin. A final letter report shall be prepared by the qualified biologist documenting the results of the passive relocation and provided to CDFW. Should newly occupied burrows be discovered on the site the exclusion shall be repeated as outlined in the CDFW-approved passive relocation program.

f) A final clearance survey confirming the absence of active burrowing owls burrows shall be conducted within three days of initiating Project activities.

g) Compensatory mitigation lands for permanent impacts to nesting, occupied, and satellite burrows and burrowing owl habitat shall be provided by the applicant/developer at a minimum ratio of 2:1 (or as required by CDFW) and permanent conservation and management of burrowing owl habitat such that the habitat acreage, number of burrows and burrowing owl impacts are replaced consistent with the Staff Report on Burrowing Owl Mitigation including its Appendix A within designated adjacent conserved lands identified through coordination with CDFW. A qualified biologist shall confirm the natural or artificial burrows on the conservation lands are suitable for use by the owls. Monitoring and management of the replacement burrow site(s) shall be conducted, and a reporting plan shall be prepared for CDFW review and approval. The objective shall be to manage the replacement burrow sites for the benefit of burrowing owls (e.g., minimizing weed cover), with the specific goal of maintaining the functionality of the burrows for a minimum of 2 years. When a qualified biologist determines that burrowing owls are no longer occupying the Project site and passive relocation is complete, Project activities may begin. A final letter report shall be prepared by the qualified biologist documenting the results of the passive relocation. The letter shall be submitted to CDFW prior to the start of Project activities.

Threshold 4.4 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				✓

Impact Analysis

No riparian vegetation (e.g., cottonwoods, willows, etc.) exists on the site or in the adjacent habitats.

Threshold 4.4 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?				✓

Impact Analysis

No sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations.

Threshold 4.4 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?		✓		

Impact Analysis

Existing roads and residential development surround the Project site. (See Figure 3.2, *Aerial Photo)*. As noted previously, the Project site supports a relatively disturbed desert scrub community dominated by creosote bush. No candidate, sensitive, or special status plant species were observed on the Project site. As such, the Project does not serve as a wildlife travel route, crossing or regional movement corridor between large open space habitats.

Threshold 4.4 (e). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓

Impact Analysis

There are no trees on the Project site.

Threshold 4.4 (f). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?				✓

Impact Analysis

Regional multiple species conservation plans offer long-term assurances for conservation of covered species at a landscape scale, in exchange for biologically appropriate levels of incidental take and/or habitat loss as defined in the approved plan. California's NCCP Act (FGC Section 2800 et seq.) governs such plans at the state level, and was designed to conserve species, natural communities, ecosystems, and ecological processes across a jurisdiction or a collection of jurisdictions. According to the *California Natural Community Conservation Plans Map* maintained by the California Department of Fish and Wildlife, there are no such plans that encompass the Project site.

4.5 Cultural Resources

Analysis of cultural resources is supported by the following technical report:

- *Historical/Archaeological Resources Report,* CRM Tech, February 21, 2025, included as **Appendix C** to this Initial Study.

Threshold 4.5 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines §15064.5?				✓

Impact Analysis

In order to identify such resources, CRM TECH conducted a historical/archaeological resources records search, initiated a Sacred Lands File search, pursued historical background research, and carried out an intensive-level field survey. The results of the records search indicate that two isolated metal cans from the historic period, designated 36-033188 and 36-033189 in the California Historical Resources Inventory, were previously recorded in the northwestern portion of the project area, and both artifacts were located during the field survey. Such isolates, or localities with fewer than three artifacts, by definition do not qualify as archaeological sites due to the lack of contextual integrity. As such, they do not constitute potential "historical resources" and require no further consideration in the CEQA-compliance process. No other potential "historical resources" were encountered within or adjacent to the project area. Based on these findings, CRM TECH recommends to the City of Victorville a conclusion of No Impact regarding "historical resources."

Threshold 4.5 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?		✓		

Impact Analysis

No archaeological resources (including historic-period or prehistoric archaeological resources or historic-period architectural resources) were identified as noted above. Therefore, the project is not anticipated to cause a substantial adverse change in the

significance of an archaeological resource. However, ground-disturbing activities have the potential to reveal buried deposits not observed on the surface. Therefore, the project includes Mitigation Measure MM CUL-1 below to ensure the project does not result in adverse impacts on significant archaeological resources.

Mitigation Measure

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

MM CUL-2. Archaeologic Resources. *If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.*

Threshold 4.5 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of formal cemeteries?			✓	

Impact Analysis

The Project site does not contain a cemetery, and no known formal cemeteries are located within the immediate site vicinity. If human remains are discovered during Project grading or other ground-disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et seq. With the implementation of the California Health and Safety Code and the Mitigation Measure listed below, impacts under Threshold 4.5(c) would remain less than significant.

MM CUL-3. Inadvertent Discovery of Human Remains. *If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be*

contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

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4.6 Energy

Threshold 4.6 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	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?			✓	

Impact Analysis

Construction Energy Analysis

Construction of the Project would require the use of industry-standard fuel and electric-powered equipment and vehicles for construction activities. The majority of activities would use fuel-powered equipment and vehicles that would consume gasoline or diesel fuel. Heavy construction equipment (e.g., dozers, graders, backhoes, dump trucks) would be diesel-powered, while smaller construction vehicles, such as pick-up trucks and personal vehicles used by workers, would be gasoline-powered. The majority of electricity is used by power tools.

The consumption of energy would be temporary in nature and would not present a significant demand for available supplies. The project site features no unusual project characteristics or construction processes that would require inordinately higher amounts of energy than for comparable neighboring activities or equipment that would not conform to current emissions standards (and related fuel efficiencies). Equipment employed in the construction of the Project would, therefore, not result in inefficient, wasteful, or unnecessary consumption of fuel.

In addition, as required by state law[11], construction vehicles' idling times are limited to no more than five minutes, thereby minimizing or eliminating unnecessary and wasteful fuel consumption due to the unproductive idling of construction equipment. Equipment employed in the construction of the Project would, therefore, not result in inefficient, wasteful, or unnecessary fuel consumption.

Operation Energy Analysis

Energy consumption in support of or related to Project operations would include transportation energy demands and operational energy demands.

Transportation Energy Demands

The residents of the Project will primarily rely upon gasoline, diesel, or electric powered passenger vehicles for transportation. Consumption of gasoline and diesel fuel is regulated

[11] Source: California Code of Regulations Title 13, Motor Vehicles, section 2449(d)(3) Idling.

by federal and state requirements to enhance fuel economies and to transition vehicles to alternative energy sources (e.g., electricity, natural gas, biofuels, hydrogen cells). These regulatory requirements support the efficient use of energy so the Project's transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

Operational Energy Demands

The occupancy of single-family residences would result in the consumption of natural gas and electricity. Energy demands are estimated at 1,658,355 kBTU/year of natural gas and 403,310 kWh/year of electricity.[12] Natural gas and electricity would be supplied to the Project by Southwest Gas Corporation, and SCE would supply the electricity. The Project proposes single-family homes reflecting contemporary energy-efficient/energy-conserving designs and operational programs. The Project does not propose uses that are inherently energy-intensive, and the total energy demands would be comparable to other single-family land use projects of similar scale and configuration. Lastly, the Project will comply with the applicable Title 24 standards. Compliance with applicable Title 24 standards will ensure that the Project energy demands will not be inefficient, wasteful, or otherwise unnecessary.

Threshold 4.6 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			✓	

Impact Analysis

The regulations directly applicable to the Project are Building Energy Efficiency Standards, Title 24, Part 6, and CALGreen Title 24, Part 11. These regulations include, but are not limited to, the use of energy-efficient heating and cooling systems, water-conserving plumbing, and water-efficient irrigation systems. The Project is required to demonstrate compliance with these regulations as part of the building permit and inspection process.

[12] Source: Appendix A, CalEEMod Outputs.

4.7 Geology and Soils

Threshold 4.7 (a)(i). Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?				✓

Impact Analysis

According to the California Department of Conservation, the city has no known or suspected Alquist-Priolo Earthquake Fault zones. The nearest zoned fault is the Ord Mountain fault, located approximately 11 miles southeast. [13]

Threshold 4.7 (a)(ii). Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
ii) Strong seismic ground shaking?			✓	

Impact Analysis

As a mandatory condition of Project approval, the Project would be required to comply with the seismic design criteria mandated by Development Code *Title 16, Chapter 5, Building and Fire Regulations, Article 4, Residential Code*.

[13] Source: https://maps.conservation.ca.gov/cgs/EQZApp/, accessed April 1, 2025.

Threshold 4.7 (a)(iii). Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction?			✓	

Impact Analysis

According to The California Geological Survey's Earthquake Hazards Zone Application (EQ Zapp), the Project site is not located in a liquefaction zone.[14] Notwithstanding, the Project would be required to comply with Development Code Section 16-5.02.060(b)(2), *Soils Engineering Report*, which includes data regarding the nature, distribution, and strength of existing soils, conclusions and recommendations for grading procedures, design criteria for corrective measures, and other data required by the Building Official.

Threshold 4.7 (a)(iv). Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
iv) Landslides?				✓

Impact Analysis

The site is relatively flat and is not adjacent to any slopes or hillsides that could be potentially susceptible to landslides.

Threshold 4.7 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?			✓	

Impact Analysis

Construction

Grading and construction activities would expose and loosen topsoil, which could result in soil erosion. The City has several Development Code requirements to manage soil erosion, as indicated below.

[14] Source: https://maps.conservation.ca.gov/cgs/EQZApp/app/, accessed October 21, 2024

- Section 10.30.210 - *Erosion and Sediment Control Plan* ("ESCP")
- Section 16-5.02.060 (4) - *Wind Generated Soil Erosion*
- Section 16-4.12.020: - *Erosion Control*
- Section 17.88.010 - *Grading and Erosion Control*

Through compliance with the Development Code, construction impacts related to erosion and loss of topsoil would be less than significant.

Threshold 4.7 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable because of the Project, and potentially result in on-site or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?			✓	

Impact Analysis

Landslides, lateral spreading, subsidence, liquefaction, and collapse as a result of an earthquake are largely dependent on the underlying geologic conditions (e.g., bedrock, type of soil, and the depth of the water table). The site is composed mostly of Bryman Loamy Fine Sand, which consists of deep, well drained soils that formed in alluvium from dominantly granitic rocks.

Threshold 4.7 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in the Uniform Building Code, creating substantial risks to life or property?			✓	

Impact Analysis

The soil on the project site consists of mostly of Bryman Loamy Fine Sand. The Bryman series consists of deep, well drained soils that formed in alluvium from dominantly granitic rocks. Notwithstanding, the Project would be required to comply with Development Code Section 165.02.060 (b)(2), *Soils Engineering Report*, which includes data regarding the nature, distribution, and strength of existing soils, conclusions and recommendations for grading procedures, design criteria for corrective measures and other data required by the Building Official.

Threshold 4.7 (e). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?			✓	

Impact Analysis

The Project does not propose the use of septic tanks or alternative wastewater disposal systems. The Project would install domestic sewer infrastructure and connect to the City of Victorville's sewer conveyance and treatment system.

Threshold 4.7 (f). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		

Impact Analysis

According to the General Plan, the entire City is considered to be sensitive regarding paleontological resources.[15]. Therefore, the following mitigation measure is required for the inadvertent discovery of paleontological resources that may be encountered during grading.

Mitigation Measures

MM GEO-1. Inadvertent Discovery of Paleontological Resources. *If paleontological resources are encountered during implementation of the Project, ground-disturbing activities will be temporarily redirected from the vicinity of the find. A qualified paleontologist (the "Project Paleontologist") shall be retained by the developer to make an evaluation of the find. If the resource is significant, Mitigation Measure GEO-2 shall apply.*

MM GEO-2. Paleontological Treatment Plan. *If a significant paleontological resource(s) is discovered on the property, in consultation with the Project proponent and the City, the qualified paleontologist shall develop a plan of mitigation which shall include salvage excavation and removal of the find, removal of sediment from around the specimen (in the*

[15] Victorville General Plan 2030, Resource Element, pg. R-17.

laboratory), research to identify and categorize the find, curation in the find a local qualified repository, and preparation of a report summarizing the find.

With the implementation of Mitigation Measures GEO-1 and GEO-2, impacts on paleontological resources are less than significant.

Unique Geologic Feature

The Project site is relatively flat. The site soils generally consist of Silty Sand, which is a common soil type in Victorville. As such, the Project does not contain a geologic feature that is unique or exclusive locally or regionally.

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4.8 Greenhouse Gas Emissions

Threshold 4.8 (a-b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	

Impact Analysis

Currently, neither the CEQA statutes, OPR guidelines, nor the draft proposed changes to the CEQA Guidelines prescribe thresholds of significance or a particular methodology for performing an impact analysis; as with most environmental topics, significance criteria are left to the judgment and discretion of the Lead Agency.

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

The Mojave Desert Air Quality Management District (MDAQMD) has developed regional significance thresholds for regulated pollutants. The MDAQMD's *CEQA and Federal Conformity Guidelines* (February 2020) indicate that any projects in the MDAB with daily regional emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact. The MDAQMD has identified thresholds of 100,000 tons per year (90,718 $MTCO_2e$/year) or 548,000 pounds per day of CO_2e emissions for individual projects. However, the 100,000 MT/year CO_2e threshold is more conducive to a large point sources emitter and not a single-family residential project.

In San Bernardino County, there are two Air Quality Management Districts: MDAQMD and the South Coast AQMD (SCAQMD). As noted above, the MDAQMD uses a threshold of 100,000 Metric Tons (MT) of CO2 Equivalents (CO2e) per year as a threshold to identify significant impacts[1]. The SCAQMD in its Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans recommends a screening threshold of 3,000 MT of CO2e per year for residential and commercial sectors and 10,000 MT of CO2e per year for industrial projects.[16]

[16] Screening Criteria for Vehicle Miles Traveled, Translations *I*nc., May 21, 2020.

Understanding that although the City is in the MDAQMD area, the SCAQMD's recommendations are the most stringent in San Bernardino County. As stated by SCAQMD:

> "*Tier 3. Numerical Screening Threshold: If GHG emissions are less than the numerical screening level threshold, project-level and cumulative GHG emissions are less than significant. For projects that are not exempt or where no qualifying GHG reduction plans are directly applicable, SCAQMD requires an assessment of GHG emissions. SCAQMD, under Option 1, is proposing a "bright-line" screening level threshold of 3,000 metric tons (MT) of CO2e (or MT CO2e) per year (or MT CO2e/year) for all land use types or, under Option 2, the following land use-specific thresholds: 1,400 MT CO2e commercial projects; 3,500 MT CO2e for residential projects; or 3,000 MT CO2e for mixed-use projects. This bright-line threshold is based on a review of the OPR database of CEQA projects. Based on their review of 711 CEQA projects, 90 percent of CEQA projects would exceed the brightline thresholds identified above. Therefore, projects that do not exceed the bright-line threshold would have a nominal and therefore less than cumulatively considerable impact on GHG emissions."*[17]

Additionally, the City adopted a "screening threshold" for Vehicle Miles Traveled (VMT), which is based on a 3,000 MTCO2e per annum threshold.[18] Therefore, this Initial Study uses both the MDAQMD and SCAQMD thresholds.

Table 4.8.1. Project Greenhouse Gas Emissions

Source	GHG Emissions (Annual Emission Tons/ Metric Tons)
	CO_2e
30-year Amortized Construction GHG	17
Operational Emissions	850
Total	**867**
MDAQMD Threshold	**100,000**
SCAQMD Threshold	**3,000**
Exceed Threshold?	**No**

As shown in Tables 4.8.1, the Project's greenhouse gas emissions would not exceed the MDAQMD's or SCAQMD's significance thresholds. Thus, Project-related emissions would not have a significant direct or indirect impact on greenhouse gas emissions that could impact climate change.

[17] SCAQMD, Greenhouse Gases (GHG), CEQA Significance Thresholdshttps://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/ghg-significance-thresholds
[18] Victorville City Council Resolution No, 20-03. Available at: https://files.ceqanet.opr.ca.gov/254048-4/attachment/DP7ry4Y7vaT3ho2VpMk5yvE2jAcHEhp_P64HxaRXcUkzcMPnXFg7jZjNI7CRuyBlbuLFnhY-ovnka4zY0

Threshold 4.8 (a-b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

Impact Analysis

City of Victorville Climate Action Plan

The City of Victorville has adopted a Climate Action Plan (CAP) to demonstrate how the City will reduce its greenhouse gas (GHG) emissions in compliance with AB53. To determine consistency with the CAP, the City of Victorville provided Screening Tables to aid in measuring the reduction of GHG emissions attributable to certain design and construction measures incorporated into development projects. The CAP establishes categories of GHG reduction measures to reduce GHG emissions generated by development projects. CAP GHG reduction measure categories include energy conservation, water use reduction, increased residential density or mixed uses, transportation management, and solid waste recycling. Within each category, individual sub-measures are assigned a point value under the city's GHG Measures Screening Table. The point values are adjusted according to the intensity of the GHG reduction measure. Projects that yield at least 100 points are determined to be consistent with the CAP and do not require quantification of project-specific GHG emissions.

Projects that are consistent with an adopted CAP may be found to cause a less than significant impact under CEQA. (CEQA Guidelines § 15064(h)(3)). Projects that are consistent with adopted CAPs are also considered to support and would not conflict with an applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. As shown in Table 4.8.1, *Screening Table GHG Performance Standards for Residential Development,* the Project is substantiated herein to be consistent with the CAP. Project GHG emissions impacts on the environment are therefore considered less-than-significant. Additionally, because the Project is substantiated to be consistent with the CAP, the Project would not conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

Table 4.8.2 Screening Table GHG Performance Standards/Residential Development

Feature	Description	Assigned Point Values	Project Points
REDUCTION MEASURE ENERGY: Exceed Energy Efficiency Standards in New Residential Units			
Building Envelope			
Insulation	- 2019 Title 24 Requirements (walls R-8, roof/attic R-30) - Enhanced Insulation (rigid wall insulation R-13, roof/attic R-38) - Greatly Enhanced Insulation (spray foam wall insulated walls R-18 or higher, roof/attic R-38 or higher)	0 points 9 points 11 points	9
Windows	- 2019 Title 24 Windows (0.3 U-factor, 0.23 solar heat gain coefficient [SHGC]) - Enhanced Window (0.28 U-Factor, 0.22 SHGC) - Greatly Enhanced Window (less than 0.28 U-Factor, less than 0.22 SHGC)	0 points 7 points 9 points	7
Cool roofs	- Enhanced Cool Roof (CRRC Rated 0.2 aged solar reflectance, 0.75 thermal emittance) - Greatly Enhanced Cool Roof (CRRC Rated 0.35 aged solar reflectance, 0.75 thermal emittance)	6 points 7 points	6
Air Infiltration	Minimizing leaks in the building envelope is as important as the insulation properties of the building. Insulation does not work effectively if there is excess air leakage. - Air barrier applied to exterior walls, caulking, and visual inspection such as the HERS Verified Quality Insulation Installation (QII or equivalent) - Blower Door HERS Verified Envelope Leakage or equivalent	6 points 5 points	6
Thermal storage of building	Thermal storage is a design characteristic that helps keep a constant temperature in the building. Common thermal storage devices include strategically placed water filled columns, water storage tanks, and thick masonry walls. - Modest Thermal Mass (10% of floor or 10% of walls 12" or more thick exposed concrete or masonry with no permanently installed floor covering such as carpet, linoleum, wood, or other insulating materials)	1 point	
Building Envelope Performance Standard	- Enhanced Thermal Mass (20% of floor or 20% of walls 12" or more thick exposed concrete or masonry with no permanently installed floor covering such as carpet, linoleum, wood, or other insulating materials) Projects that have not been designed to a level of detail to know the specific attributes of the building envelope can use this option in committing to one of the following performance standards: - Modestly Enhanced Building Envelope (5% > Title 24) - Enhanced Building Envelope (15% > Title 24) - Greatly Enhanced Building Envelope (20% > Title 24)	2 points 12 points	12
Indoor Space Efficiencies			
Heating/ Cooling Distribution System	- Minimum Duct Insulation (R-6 required) - Enhanced Duct Insulation (R-8) - Distribution loss reduction with inspection (HERS Verified Duct Leakage or equivalent)	0 points 5 points 5 points 7 points	7

Feature	Description	Assigned Point Values	Project Points
Space Heating/ Cooling Equipment	- 2019 Title 24 Minimum HVAC Efficiency (SEER 13/75% AFUE or 7.7 HSPF) - Improved Efficiency HVAC (SEER 14/78% AFUE or 8 HSPF) - High Efficiency HVAC (SEER 15/80% AFUE or 8.5 HSPF) - Very High Efficiency HVAC (SEER 16/82% AFUE or 9 HSPF)	0 point 2 points 4 points 5 points	5
Water Heaters	- 2019 Title 24 Minimum Efficiency (0.57 Energy Factor) - Improved Efficiency Water Heater (0.675 Energy Factor) - High Efficiency Water Heater (0.72 Energy Factor) - Very High Efficiency Water Heater (0.92 Energy Factor) - Solar Pre-heat System (0.2 Net Solar Fraction) - Enhanced Solar Pre-heat System (0.35 Net Solar Fraction)	0 points 7 points 9 points 11 points 2 points 5 points	11
Daylighting	Daylighting is the ability of each room within the building to provide outside light during the day reducing the need for artificial lighting during daylight hours. - All peripheral rooms within the living space have at least one window (required) - All rooms within the living space have daylight (through use of windows, solar tubes, skylights, etc.) - All rooms daylighted	 0 points 1 point 1 point	1
Artificial Lighting	- Efficient Lights (25% of in-unit fixtures considered high efficiency. High efficiency is defined as 40 lumens/watt for 15 watt or less fixtures; 50 lumens/watt for 15-40 watt fixtures, 60 lumens/watt for fixtures >40watt) - High Efficiency Lights (50% of in-unit fixtures are high efficiency) - Very High Efficiency Lights (100% of in-unit fixtures are high efficiency)	5 points 6 points 7 points	7
Appliances	- Energy Star Refrigerator (new) - Energy Star Dishwasher (new) - Energy Star Washing Machine (new)	1 point 1 point 1 point	3
Miscellaneous Residential Building Efficiencies			
Building Placement	North/south alignment of building or other building placement such that the orientation of the buildings optimizes natural heating, cooling, and lighting.	3 points	3
Shading	At least 90% of south-facing glazing will be shaded by vegetation or overhangs at noon on June 21.	2 points	2
Energy Star Homes	EPA Energy Star for Homes (version 3 or above)	15 points	
Independent Energy Efficiency Calculations	Provide point values based upon energy efficiency modeling of the Project. Note that engineering data will be required documenting the energy efficiency and point values based upon the proven efficiency beyond Title 24 Energy Efficiency Standards.	TBD	
Other	This allows innovation by the applicant to provide design features that increase the energy efficiency of the Project not provided in the table. Note that engineering data will be required documenting the energy efficiency of innovative designs and point values given based upon the proven efficiency beyond Title 24 Energy Efficiency Standards.	TBD	

Feature	Description	Assigned Point Values	Project Points
Existing Residential Retrofits	Having residential developments within walking and biking distances of local retail helps to reduce vehicle trips and/or vehicle miles traveled. The point value of residential projects in close proximity to local retail will be determined based upon traffic studies that demonstrate trip reductions and/or reductions in vehicle miles traveled (VMT). The suburban Project will have at least three of the following on site and/or off site within one-quarter mile: Residential Development, Retail Development, Park, Open Space, or Office. The mixed-use development should encourage walking and other non-auto modes of transport from residential to office/commercial locations (and vice versa). The Project should minimize the need for external trips by including services/facilities for daycare, banking/ATM, restaurants, vehicle refueling, and shopping.	TBD	
REDUCTION MEASURE ENERGY: New Home Clean Energy			
Photovoltaic	Solar Photovoltaic panels installed on individual homes or in collective neighborhood arrangements such that the total power provided augments: - 30 percent of the power needs of the Project - 40 percent of the power needs of the Project - 50 percent of the power needs of the Project - 60 percent of the power needs of the Project - 70 percent of the power needs of the Project - 80 percent of the power needs of the Project - 90 percent of the power needs of the Project - 100 percent of the power needs of the Project	 9 points 12 points 17 points 20 points 23 points 25 points 28 points 31 points	9
Wind Turbines	Some areas of the County lend themselves to wind turbine applications. Analysis of the areas' capability to support wind turbines should be evaluated prior to choosing this feature. Individual wind turbines at homes or collective neighborhood arrangements of wind turbines such that the total power provided augments: - 30 percent of the power needs of the Project - 40 percent of the power needs of the Project - 50 percent of the power needs of the Project - 60 percent of the power needs of the Project - 70 percent of the power needs of the Project - 80 percent of the power needs of the Project - 90 percent of the power needs of the Project - 100 percent of the power needs of the Project	 9 points 12 points 17 points 20 points 23 points 25 points 28 points 31 points	
Off-site Renewable Energy Project	The applicant may submit a proposal to supply an off-site renewable energy project such as renewable energy retrofits of existing homes. These off-site renewable energy retrofit project proposals will be determined on a case-by- case basis and shall be accompanied by a detailed plan that documents the quantity of renewable energy the proposal would generate.	TBD	

Feature	Description	Assigned Point Values	Project Points
	Point values will be determined based upon the energy generated by the proposal.		
Other Renewable Energy Generation	The applicant may have innovative designs or unique site circumstances (such as geothermal) that allow the Project to generate electricity from renewable energy not provided in the table. The ability to supply other renewable energy and the point values allowed will be decided based upon engineering data documenting the ability to generate electricity.	TBD	
REDUCTION MEASURE WATER: Exceed Water Efficiency Standards			
Residential Irrigation and Landscaping			
Water Efficient Landscaping	- Limit conventional turf to < 25% of required landscape area - Limit conventional turf to < 50% of required landscape area - No conventional turf (warm season turf to < 50% of required landscape area and/or low water using plants are allowed) - Only California Native Plants that require no irrigation or some supplemental irrigation	0 points 2 points 4 points 5 points	5
Water Efficient Irrigation Systems	- Low precipitation spray heads < 0.75"/hr or drip irrigation - Weather based irrigation control systems or moisture sensors (demonstrate 20% reduced water use)	1 point 2 points	2
Recycled Water	Recycled connections (purple pipe) to irrigation system on site	6 points	
Water Reuse	Gray water Reuse System collects Gray-water from clothes-washers, showers, faucets for irrigation use.	12 points	
Storm Water Reuse Systems	Innovative on-site storm water collection, filtration, and reuse systems are being developed that provide supplemental irrigation water and provide vector control. These systems can greatly reduce the irrigation needs of a project. Point values for these types of systems will be determined based upon design and engineering data documenting the water savings.	TBD	
Residential Potable Water			
Showers	Water Efficient Showerheads (2.0 gpm)	2 points	2
Toilets	Water Efficient Toilets (1.5 gpm)	2 points	2
Faucets	Water Efficient Faucets (1.28 gpm)	2 points	2
REDUCTION MEASURE: Land Use Based Trips and VMT Reduction			

Feature	Description	Assigned Point Values	Project Points
Mixed Use Residential	Mixes of land uses that complement one another in a way that reduces the need for vehicle, determined based upon a Transportation Impact Analysis. Increased destination accessibility other than transit	TBD TBD	
Residential Near Local Retail (Residential-only Projects)	Having residential developments within walking and biking distance of local retail helps to reduce vehicle trips and/or vehicle miles traveled. The point value of residential projects in close proximity to local retail will be determined based upon traffic studies that demonstrate trip reductions and/or reductions in vehicle miles traveled (VMT). The suburban Project will have at least three of the following on site and/or off site within one-quarter mile: Residential Development, Retail Development, Park, Open Space, or Office. The mixed-use development should encourage walking and other non-auto modes of transport from residential to office/commercial locations (and vice versa). The Project should minimize the need for external trips by including services/facilities for day care, banking/ATM, restaurants, vehicle refueling, and shopping.	TBD	
Other Trip Reduction Measures	Other trip or VMT reduction measures not listed above with TIA and/or other traffic data supporting the trip and/or VMT for the project.	TBD	
Reduction Measure: Bicycle Master Plan Development			
Bicycle Infrastructure	Provide bicycle paths within project boundaries. Provide bicycle path linkages between residential and other land uses. Provide bicycle path linkages between residential and transit	TBD 2 points 5 points	
Reduction Measure: Install EV Chargers			
Electric Vehicle Recharging	- Level 1 110 volt AC chargers / Per Charger - Level 2 240 volt AC Fast Chargers / Per Charger	2 points 5 points	5
Traffic Flow Management Improvements			
Signal Synchroni-zation	Techniques for improving traffic flow include traffic signal coordination to reduce delay, incident management to increase response time to breakdowns and collisions, Intelligent Transportation Systems (ITS) to provide real-time information regarding road conditions and directions, and speed management to reduce high free-flow speeds. - Signal synchronization - Traffic signals connected to existing ITS	 1 point 3 points	

Feature	Description	Assigned Point Values	Project Points
Total Points Earned by Residential Project:			**106**

As shown in Table 4.8.1, Screening Table for Implementing GHG Performance Standards for Residential Development, the Project would yield 106 points and would therefore be consistent with the CAP.

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4.9 Hazards and Hazardous Materials

Threshold 4.9 (a)(b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	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?			✓	

Impact Analysis

Existing Conditions

The Project site consists of vacant undeveloped land. There have been no previous activities, such as agriculture or industrial uses that resulted in the contamination of the Project site.

Construction Activities

At the start of construction activities, construction contractors are required to comply with all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited to requirements imposed by the Environmental Protection Agency, California Department of Toxic Substances Control, the Mojave Desert Air Quality Management District, and the Lahontan Regional Water Quality Control Board. As such, impacts due to construction activities would not cause a significant hazard to the public or the environment through the release of hazardous materials into the environment.

Operational Activities

The Project site would be developed with residential land uses, which are land uses that are not typically associated with the transport, use, or disposal of hazardous materials. Although residential land uses may utilize household products that contain toxic substances, such as cleansers, paints, adhesives, and solvents, these products are usually in low concentration and small in amount and would not pose a significant risk to humans or the environment during transport to/from or use at the Project site.

Threshold 4.9 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	

Impact Analysis

The Project site is located approximately .30 miles south of Vista Verde Elementary, approximately .65 miles west of Morgan Kincaid Preparatory School, and approximately .75 northwest of Mesa Linda Middle School. Although not within 0.25 miles of the school, as discussed in the responses to Thresholds 4.9 (a) and 4.9 (b) above, all hazardous or potentially hazardous materials would comply with all applicable federal, State, and local agencies and regulations regarding hazardous materials. Therefore, regardless of the proximity of planned or proposed schools, the Project would not impact schools.

Threshold 4.9 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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 create a significant hazard to the public or the environment?				✓

Impact Analysis

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State and local agencies to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites pursuant to Government Code §65962.5. Based on a review of the Cortese List maintained by the California Environmental Protection Agency the Project site is not identified on the list of hazardous materials sites compiled pursuant to Government Code §65962.5

Threshold 4.9 (e). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?				✓

Impact Analysis

According to the San Bernardino Countywide Plan, Map HZ-9, *Airport Safety & Planning Areas*,[19], the Project site is not located within an airport land use plan. The nearest airport is the Southern California Logistics Airport (SCLA), which is approximately 6 miles to the northeast. As such, the Project would not result in a safety hazard or excessive noise for people residing or working in the Project area.

Threshold 4.9 (f). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	

Impact Analysis

Access to the Project site is proposed from Mesa View Drive and Pena Road. The Project site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. During construction and long-term operation, the Project would be required to maintain adequate emergency access for emergency vehicles on Mesa View Drive and Pena Road.

[19] https://www.arcgis.com/apps/webappviewer/index.html?id=5dc02b81369c49c9a1947aedfc300a45, accessed November 18, 2025

Threshold 4.9 (g). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				✓

Impact Analysis

According to the *California Fire Hazard Severity Zone Viewer* maintained by Cal Fire, the Project site is not located within a high wildfire hazard area; therefore, no impacts are anticipated. [20]Also refer to the analysis under Section 4.20, *Wildfire*.

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[20] Source: https://experience.arcgis.com/experience/03beab8511814e79a0e4eabf0d3e7247/, accessed November 1, 2024

4.10 Hydrology and Water Quality

Analysis of hydrology and water quality impacts is supported, in part, by the following technical report:

- *Final Drainage Report*, United Engineering Group, January 2025, included as **Appendix D** to this Initial Study.

Threshold 4.10 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	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?			✓	

Impact Analysis

The Lahontan Water Board oversees programs that regulate discharges from domestic or municipal wastewater, food processing-related wastewater, industrial wastewater, and stormwater discharges from three potential sources: municipal separate storm sewer systems (MS4s), construction activities, and industrial activities.

Construction Impacts

Construction of the Project would involve clearing, grading, paving, utility installation, building construction, and the installation of landscaping, which would result in the generation of potential pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction activities in the absence of any protective or avoidance measures.

Victorville Municipal Code (V.M.C.) *Chapter 10.30 - Storm Water and Urban Runoff Management and Discharge Control*, requires the Project to obtain a National Pollutant Discharge Elimination System Municipal Stormwater Permit for construction activities. The permit is required for all Projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land and requires the following:

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

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

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

Compliance with the permit requires the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) for construction-related activities, including grading. The plan would specify the measures that would be required to be implemented during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the site.

Operational Impacts

Stormwater pollutants commonly associated with single-family residential land uses include sediments, nutrients, trash and debris, bacteria and viruses, oil and grease, and pesticides. V.M.C. *Chapter 10.30 - Storm Water and Urban Runoff Management and Discharge Control*, requires the preparation of a Water Quality Management Plan (WQMP) for managing the quality of stormwater or urban runoff that flows from a developed site after construction is completed and the facilities or structures are occupied and/or operational. The primary hydraulic design elements are the roads and on-site water detention basin. Streets and flow lines in the public right of way within the Project will be used to carry runoff to the site's water quality basin for water quality and flood routing. The post-development runoff is then routed through the proposed basin to confirm that post-development runoff could be mitigated to less than predevelopment runoff (90%). The vegetated basin is designed to be dual-purpose retention and detention basins with the bottom for water quality infiltration and retention only. The proposed storage above is detention for the flood storage and volume needed for peak flow mitigation.

Threshold 4.10 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓	

Impact Analysis

Groundwater Supplies

The source of potable water for the Victorville Water District (VWD) is groundwater. VWD has groundwater wells within its distribution system that are actively used to pump groundwater from the Mojave River Groundwater Basin, which lies beneath Victor Valley.[21] A discussion of overall water supplies can be found in Section 4.19, *Utilities and Service Systems*, of this Initial Study.

Groundwater Recharge

The Project proposes to use roads within the Project site to carry runoff to a water basin located on the east end of the site as indicated on the preliminary design layouts. This basin is designed for both retention and detention before discharging as groundwater. As such, the Project would not interfere substantially with groundwater recharge.

Sustainable Groundwater Management

The City of Victorville is located within the Upper Mojave River Valley portion of the Mojave River Basin.[22] The Mojave River is an adjudicated basin (i.e., water rights are determined by court order). Adjudicated basins are exempt from the 2014 Sustainable Groundwater Management Act (SGMA) because they already operate under a court-ordered management plan to ensure the long-term sustainability of the Basin. No component of the Project would obstruct or prevent the implementation of the management plan for the Basin. As such, the Project would not conflict with any sustainable groundwater management plan. Impacts would be less than significant.

[21] Source: *2020 Urban Water Management Plan*, City of Victorville, CA, June 15, 2021, pg 6-3, accessed October 24, 2024
[22] Source: https://gis.water.ca.gov/app/bp-dashboard/final/#, accessed October 24, 2024

Threshold 4.10 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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 that would:			✓	
(i) Result in substantial erosion or siltation on-or offsite?			✓	
(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?			✓	
(iv) Impede or redirect flood flows?			✓	

Impact Analysis

Existing Condition

The current property is vacant, undeveloped, and undisturbed land with a uniform slope of approximately 1.5 percent. The topography indicates that runoff drains in an easterly direction in the form of sheet flow. There is no evidence of defined washes on site flow concentrating at the northeast corner of the site before discharging northward onto Pena Road. The site is surrounded by development and is not impacted by off-site flows.

Proposed Conditions

The proposed condition is to utilize one basin for water quality and flood routing. The post-development runoff is routed through the proposed basin to confirm that post-development runoff could be mitigated to less than pre-development runoff. The basin is designed to be a dual-purpose retention and detention basin, with the bottom one (1) to one and a half (1.5) feet supplying the required water quality retention and infiltration of the WQMP design storms. The overall basin storage volume is used for peak runoff mitigation. A spillway has been designed to control the outlet. The Basin has a preliminary designed 6-foot wide spillway with a depth of one foot.

Threshold 4.10 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓

Impact Analysis

According to the Federal Emergency Management Agency (FEMA), the Project site is not located within a flood hazard zone.[23] According to the California Department of Conservation, California Official Tsunami Inundation Maps, the site is not located within a tsunami inundation zone.[24] In addition, the Project would not be a risk from seiche because there is no water body in the area of the Project site capable of producing seiche.

Threshold 4.10 (e). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			✓	

Impact Analysis

As discussed under Threshold 4.10 (a) and 4.10 (c), the Project would not conflict with or obstruct the implementation of the *Lahontan Basin Plan*. In addition, as discussed under Threshold 4.10 (b), the Project site is not subject to a Sustainable Groundwater Management program and will not substantially impede sustainable groundwater management of the basin.

[23] Source: https://www.fema.gov/flood-maps , accessed April 1, 2025.
[24] Tsunami Hazard Area Map, https://maps.conservation.ca.gov/cgs/informationwarehouse/ts_evacuation/, accessed April 1, 2025.

4.11 Land Use and Planning

Threshold 4.11 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide a community?				✓

Impact Analysis

An example of a Project that has the potential to divide an established community includes the construction of a new freeway or highway through an established neighborhood. The Project site is bordered on the north by undeveloped vacant land, followed by single-family residential development, on both the south and east by a residential development, and on the west by Mesa View Drive, followed by residential development. As such, the Project would not divide an established community. (See Figure 3.2 Aerial Photo).

Threshold 4.11 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?		✓		

Impact Analysis

Public Resources Code §21060.5 defines "Environment" as the physical conditions that exist within the area that will be affected by a proposed project, including land, air, water, minerals, flora, fauna, noise, or objects of historic or aesthetic significance. Therefore, the following analysis focused on the applicable plans and policies relating to a conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to, the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

City of Victorville General Plan

Land Use Element

The General Plan Land Use designation for the Project site is Low-Density Residential (2.1-5 du/ac). The Project proposes a density of 3.7 du/ac, which is consistent with the General Plan Land Use Designation of Low Density Residential. Other General Plan Elements that are

adopted for the *purposes of avoiding or mitigating an environmental effect* are listed as follows:

Circulation Element

Any new project is required to conform to the street sections identified in the Circulation Plan. Mesa View Drive and Pena Road are both classified as Collector streets. There is one travel lane in each direction. Curbs, gutters, and sidewalks are provided on both sides of the roadway except along the frontage of the Project. Improvements will facilitate opportunities for transit service, pedestrian, and bicycle modes of travel, which serve to reduce vehicle miles traveled. Refer to Threshold 4.17 (a) in Section 4.17, *Transportation,* for further discussion.

Noise Element

With mitigation for construction noise, the impacts are less than significant. For further discussion, refer to Section 4.13, Noise, specifically Threshold 4.13 (a).

Resource Element

The Resource Element contains policies addressing water supply, biological resources, cultural resources, paleontological resources, mineral resources, flooding, water quality, solid waste, air quality, and energy. These environmental topics have been addressed under the applicable sections throughout this Initial Study. In cases where impacts were identified as potentially significant, Mitigation Measures BIO-1 through BIO-3 are required to reduce impacts to less than significant levels.

Safety Element

The Safety Element incorporates safety considerations in the planning and decision-making process. It includes policies related to future development that will minimize the risk of personal injury, loss of life, property damage, and environmental damage associated with natural and human-made hazards. As detailed in Section 4.9, *Hazards and Hazardous Materials*, the Project's impact on the environment from the use of hazardous materials, impeding emergency access or evacuation routes, exacerbating flooding, and exacerbating risks from geologic/seismic conditions are less than significant.

City of Victorville Development Code

The Project site's zoning classification is R1-TB4 (Single Family Residential). The R1-T4 zone allows single-family residential development with a minimum lot size of 7,200 square feet. For each of the environmental topics evaluated in this Initial Study, the Project's compliance with applicable Development Code regulations that avoid or mitigate an environmental impact is described. As detailed throughout this Initial Study, in no instance was the Project found to be inconsistent with the requirements of the Development Code.

City of Victorville Non-Motorized Transportation Plan

The *Non-Motorized Transportation Plan* complements the Circulation Element of the General Plan, which discusses the necessity of developing non-motorized facilities. The purpose of the

Plan is to provide a safe network of facilities for pedestrians, hikers, bicyclists, wheelchairs, and health enthusiasts that will link public facilities such as City parks, open spaces, golf courses, the Victor Valley Transportation Center, Old Town Victorville, Victor Valley Community College, the Mojave Narrows Regional Park, and other destinations. Figure 4.11-1, *Non-Motorized Transportation Plan Map,* recommends that a Class 2 lane be established along Mesa View Drive and Pena Road. The Project is proposed with a right-of-way width of 64 feet, which can accommodate a four-foot-wide Class 2 bike lane. Therefore, the Project is consistent with the *Non-Motorized Transportation Plan*.

City of Victorville Climate Action Plan

The Climate Action Plan (CAP) for the City of Victorville presents the greenhouse gas (GHG) inventories, identifies the effectiveness of California initiatives to reduce 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. As detailed in Section 4.8, *Greenhouse Gas Emissions,* the Project is not in conflict with the CAP, and impacts are less than significant.

Mojave Desert Air Quality Management District Air Quality Management Plans

Under the Federal Clean Air Act, the Mojave Desert Air Quality Management District has adopted a variety of attainment plans (i.e., "Air Quality Management Plans") for several non-attainment pollutants. As detailed in Section 4.3, *Air Quality,* the Project is not in conflict with the Air Quality Management Plans and impacts are less than significant.

Water Quality Control Plan for the Lahontan Region (Basin Plan)

Water quality standards and control measures for surface and ground waters of the Lahontan Region are contained in the Water Quality Control Plan for the Lahontan Region (Basin Plan). As detailed in Section 4.10, *Hydrology and Water Quality,* the Project is not in conflict with the Basin Plan.

Conclusion

As demonstrated throughout this Initial Study/Mitigated Negative Declaration, the Project would not conflict with any applicable land use plan, policy, or regulation to avoid or mitigate a physical impact on the environment.

4.12 Mineral Resources

Threshold 4.12 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	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?				✓

Impact Analysis

The Victorville General Plan indicates the Project site is within a large area encompassing much of the City of Victorville that has been designated with a Mineral Land Classification of MRZ-3A or an area containing known mineral occurrences of the undetermined mineral resource significance. This classification was based on a report by the California Department of Conservation, Division of Mines and Geology, entitled *Mineral Land Classification of Concrete Aggregate Resources in the Barstow - Victorville Area, San Bernardino County, California*.

The naturally occurring mineral resources within the Planning Area include sand, gravel or stone deposits that are suitable as sources of concrete aggregate. Review of the California Department of Conservation interactive web mapping indicates there is no active mines on the Project site. Accordingly, implementation of the Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State of California.

Threshold 4.12 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?				✓

Impact Analysis

The Project site is designated as a Single Family Residential (R1); and it is not delineated as a locally important resource recovery site.

4.13 Noise

Threshold 4.13 (a). Would the Project result in:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	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 more than standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		

Impact Analysis

Existing Ambient Noise Levels

As dictated by CEQA, the noise analysis focuses on whether the Project causes a substantial temporary or permanent increase in ambient noise levels in the immediate vicinity of the Project site. The primary source of noise in the area is vehicle traffic from La Mesa Road which is classified as "Residential Arterial" by the General Plan Circulation Element. According to the General Plan EIR, Noise Element, "Residential Arterial" roadways are not listed as ones with major noise sources.

Construction Noise Impact Analysis

Construction-related noise and ground vibration will be analyzed using published reference noise and vibration levels for typical construction equipment. Anticipated project-generated levels of noise and ground vibration will be estimated based on standard attenuation rates using calculation methods recommended by Caltrans and the Federal Transit Administration. Noise levels associated with the construction will vary depending on the type of construction equipment used. Table 4.13.1 identifies the level of noise generated by construction equipment.

Table 4.13.1 Typical Construction Equipment Noise Levels

Type	Lmax (dBA) at 50 Feet
Backhoe	80
Grader, Dozer, Excavator, Scraper	85
Truck	88
Concrete Mixer	85
Pneumatic Tool	85
Pump	76
Saw, Electric	76
Air Compressor	81
Generator	81
Paver	89
Roller	74

Source: FTA Transit Noise and Vibration Impact Assessment Manual.

Construction noise will have a temporary or periodic increase in the estimated 65 dBA ambient noise level above the existing within the Project vicinity. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Noise levels will be loudest during grading phase. The construction noise levels are expected to range from 74 to 89 dBA. The nearest sensitive receptors are the residential uses located north, south, and east of the Project site. Thus, the noise level at these residential uses could reach 85 dBA because of the use of graders, dozers, excavators, or scrapers during grading. To reduce construction impacts to the abutting residential uses, the following mitigation measure is required.

Mitigation Measures

MM NOI-1. Construction Noise Mitigation. *Prior to the issuance of a grading permit, the following notes shall be included on grading plans and building plans. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Victorville staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.*

"a) Haul truck deliveries shall be limited daytime hours of 6:00 a.m. to 6:00 p.m.
b) Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.
c) All stationary construction equipment shall be placed in such a manner so that emitted noise is directed away from any sensitive receptors adjacent to the Project site.
d) Construction equipment staging areas shall be located the greatest distance between the staging area and the nearest sensitive receptors."

Operational Noise Impacts

Sound levels generated by single-family residential activities are:

- Normal conversation, air conditioner= 60 dBA
- Gas-powered lawnmowers and leaf blowers = 80-85 dBA.
- Motorcycle = 95 dBA
- Very loud radio, stereo, or television =105–110 dBA
- Shouting or barking in the ear = 110 dBA[25]

The USEPA identifies noise levels affecting health and welfare as exposure levels over 70 dBA over a 24-hour period. Noise levels for various levels are identified according to the use of the area. Levels of 45 dbA are associated with indoor residential areas, hospitals, and schools, whereas 55 dBA is identified for outdoor areas where typical residential human activity takes place. According to the USEPA, levels of 55 dbA outdoors and 45 dbA indoors are identified

[25] Center for Disease Control, "*Loud Noised Can Cause Hearing Loss*". ,https://www.cdc.gov/nceh/hearing_loss/default.html, accessed on March 12, 2022.

as levels of noise that permit spoken conversation and other activities such as sleeping, working, and recreation, which are part of the daily human condition.[34] Levels exceeding 55 dbA in a residential setting are normally short in duration and not significant in affecting health and welfare of residents.

Traffic Noise Impacts

Ambient noise levels in the project area are typical of suburban residential neighborhoods dominated primarily by roadway traffic. Certain land uses are particularly sensitive to noise and vibration, including residences, schools, hospital facilities, houses of worship, and open space/recreation areas, where quiet environments are necessary for the enjoyment, public health, and safety of the community. The nearest sensitive receptors to the Project site are single-family homes adjacent to the southern boundary of the Project site. Other single-family homes are across Mesa View Drive to the west, with additional single-family homes further to the north (see Figure 3).

According to Caltrans, the human ear can begin to detect sound level increases of 3 decibels (dB) in typical noisy environments. A doubling of sound energy (e.g., doubling the volume of traffic on a highway by 100%) would result in a 3dBA increase in sound, which would generally be barely detectable.[26] To evaluate the potential increase in ambient noise levels due to the Project, data from the Initial Study prepared for the proposed Desert Trails Preparatory Academy, October 2019, was used.[27] The Academy was proposed on the vacant land adjacent to the Project site, but it was not built. The Academy's access was directly off Mesa View Drive, so the projected traffic volumes along this segment of Mesa View Drive represent the worst-case scenario. Table 4.13.2 below shows the estimated traffic volume increases for Mesa View Drive adjacent to the Project site.

Table 4.13.2 Increase in Traffic Volumes Affecting Noise Levels

Roadway Segment	Existing Average Daily Trip (ADT) (1)	Project ADT (2)	Percent Increase	Increase Greater Than 100%?
Mesa View Drive s/o Project	2,042	2,549	25%	**No**
Mesa View Drive n/0 Project	3,390	3,897	15%	**No**

(1) Represents a 2% annual increase from the base year 2019.
(2) From ITE Land Use Code
Source: Desert Trails Preparatory Academy, Initial Study, October 2019.

[26] Caltrans, Traffic Noise Analysis Protocol, April 2020, p.7-1. Available at:https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/traffic-noise-protocol-april-2020-a11y.pdf
[27] Desert Trails Preparatory Academy, Initial Study, October 2019. Available at: https://ceqanet.opr.ca.gov/2019109050/2

As shown in Table 4.13.2 above, the amount of traffic added by the Project would be less than 100%, and thus would not increase ambient sound levels by more than 3 dBA. The impacts are considered less than significant.

Conclusion

With the implementation of Mitigation Measure NOI-1, the Project's construction noise impacts would not result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project more than standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The Project's operational impacts are less than significant without mitigation.

Threshold 4.13 (b). Would the Project result in:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Generation of excessive groundborne vibration or groundborne noise levels?			✓	

Impact Analysis

Ground-borne vibration levels from automobile traffic are generally overshadowed by vibration generated by heavy trucks that roll over the same uneven roadway surfaces. The Project does not involve the use of heavy trucks, so vehicle traffic generated by the Project would not generate excessive ground-borne vibration.

According to the Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, September 2018, while ground vibrations from construction activities do not often reach the levels that can damage structures, construction vibration may result in building damage or prolonged annoyance from activities such as blasting, piledriving, vibratory compaction, demolition, and drilling or excavation near sensitive structures.[28] The Project does not require these types of construction activities.

[28] Source: https://www.transit.dot.gov/research-innovation/transit-noise-and-vibration-impact-assessment-manual-report-0123.

Threshold 4.13 (c). Would the Project result in:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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 be residing or working in the project area to excessive noise levels?			✓	

Impact Analysis

The Project consists of single-family residences and would not generate aircraft noise. In addition, The Project site is not located within an airport land use plan.[29] The nearest airport to the Project site is the Southern California Logistics Airport, which is located approximately 3.5 miles north.

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[29] Source: https://cms.sbcounty.gov/lus/Planning/AirportLandUse.aspx, accessed on January 18, 2022.

4.14 Population and Housing

Threshold 4.14 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	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)?			✓	

Impact Analysis

According to the 2024 population estimates provided by the California Department of Finance, there are 3.41 persons per household in Victorville.[30] Based on 53 dwelling units, the Project could increase the overall population of the City by approximately 181 persons (assuming all new residents will come from outside the city limits). As detailed in Section 4.11, *Land Use and Planning*, the General Plan Land Use designation for the Project site is Low-Density Residential (2.1-5 du/ac). The Project proposes a density of 3.7 du/ac, which is consistent with the General Plan Land Use Designation. As such, the Project is consistent with the planned population growth in the area.

In addition, as detailed in Section 4.15, *Utilities and Service Systems*, the Project site is served by existing water and sewer facilities, gas and electric utilities, and roadways. No additional infrastructure will be needed to serve the Project other than connection to the infrastructure adjacent to the site.

Threshold 4.14 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓

[30] State of California Department of Finance E-5 Population and Housing Estimates for Cities, Counties, and the State 2020-2024 https://dof.ca.gov/Forecasting/Demographics/Estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/, accessed October 25, 2024

Impact Analysis

The Project site consists of undeveloped vacant land. Therefore, implementing the Project would not displace a substantial number of existing housing units or necessitate the construction of replacement housing elsewhere.

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4.15 Public Services

Threshold 4.15 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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:				
1) Fire protection?			✓	
2) Police protection?			✓	
3) Schools?			✓	
4) Parks?			✓	
5) Other public facilities?			✓	

Impact Analysis

Increased Demand for Public Services

As noted in Section 4.14, *Population and Housing*, the Project would add approximately 181 persons to the population of the City, assuming that all new residents come from outside the City limits. The number of persons in relation to the current population of 136,854 represents a 0.08% increase in population. During the review of the Project, a 0.13 % increase in population was not found by the service providers to result in the need for new or altered facilities to meet and maintain acceptable service ratios, response times, or other performance objectives.

Payment of Development Impact Fee

To implement the goals and objectives of the City General Plan (i.e., circulation, safety, parks, and recreation elements) and to mitigate the overburdening of existing capital facilities such as the City's roadway, park, and fire systems of facilities which are caused by new development in the City, certain public roads, parks and fire stations must be constructed. The City has determined that a development impact fee (DIF) is needed to finance these

public improvements and to pay for the development's fair share of the construction costs of these improvements. As required by Municipal Code Section 16-5.01.080, *Development Impact Fee,* the Project Proponent is required to pay the DIF as its fair share contribution to pay for the City's future construction of facilities described in the DIF resolution. The payment of the DIF alleviates the need for the Project Proponent to directly construct or physically alter governmental facilities for fire, police, schools, parks, or other physical facilities. Such facilities would be subject to CEQA review at the time the facilities are proposed for development.

Fire Protection

The Victorville Fire Department provides fire protection services to the Project site. The Project area is currently served by Fire Station No. 313, located approximately 2.6 roadway miles east of the Project site at 13086 Amethyst Road. Development of the Project would impact fire protection services by placing an additional demand on existing fire protection resources should its resources not be augmented. To offset the increased demand for fire protection services, the Project would be conditioned by the City to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes. The Fire Department, through the City's development review process, determined the Project would not significantly impact service ratios, response times, or other performance objectives.

Police Protection

The San Bernardino County Sheriff's Department provides community policing to the Project site from the Victorville Patrol Station, located at 14200 Amargosa Road, approximately 4 miles northeast of the Project site.

Schools

The Project site is served by the Snowline Joint Unified District[31]. Regardless of the number of additional students generated by the Project, both school districts are authorized by State law (Government Code §65995-6) to levy a new construction fee per square foot of industrial construction for the purpose of funding the reconstruction or construction of new school facilities. Pursuant to Section 65995(3) (h) of the California Government Code, the payment of statutory fees is "*deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning use, or development of real property, or any change in governmental organization or reorganization as defined in Section 56021 or 56073, on the provision of adequate school facilities.*" Therefore, the payment of school impact fees for residential development would offset the potential impacts of increased student enrollment related to the implementation of the Project.

31 https://www.google.com/maps/d/viewer?mid=1xlWSxkIZ0adzVnNHnkJwnMAlHTU&femb=1&ll=34.490800110681036%2C-117.41210356399165&z=13

Parks

The Project could increase the overall population of the City by approximately 181 persons (assuming all new residents will come from outside the city limits). Mesa Linda Park is located approximately three-quarters of a mile away. The Parks Department, through the City's development review process, determined that the payment of the Development Impact Fee (DIF) the Project itself would not result in the need to construct new or physically altered park facilities.

Other Public Facilities

Other public facilities would include, but not be limited to, public health and welfare services and library services. As stated above, a 0.13 % increase in population, of and by itself, would not result in the need for new or altered facilities to meet and maintain acceptable service ratios, response times, or other performance objectives.

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4.16 Recreation

Threshold 4.16 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) 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?				✓

Impact Analysis

Mesa Linda Park is located approximately 0.75 miles east of the project site. The Project would add approximately 181 residents to the City population, assuming that all new residents come from outside the City limits. This number would not significantly increase the use of Mesa Linda Park to the degree that deterioration of the facility would occur or be accelerated. In addition, the City collects a Development Impact Fee (DIF) to assist the City in providing additional park facilities to serve the growing population as needed.

Threshold 4.16 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?				✓

Impact Analysis

The Project would not require the construction of new recreational facilities. Potential impacts to recreational facilities would be further offset by the contribution of Development Impact Fees to the City of Victorville as a condition of Project approval.

4.17 Transportation

Threshold 4.17 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	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?			✓	

Impact Analysis

Programs, Plans, Ordinances

Consistent with the intent of State CEQA Guidelines Section 15064.3, except as provided for roadway capacity transportation projects, a Project's effect on automobile delay shall not constitute a significant environmental impact. Therefore, in order to comply with CEQA Guidelines Section 15064.3, impacts associated with automobile delay are not analyzed in this Initial Study.

The following analysis focuses on the components of the circulation system that reduce vehicle miles traveled (VMT) and thereby contribute to the reduction of greenhouse gas (GHG) emissions, as required by the California Global Warming Solutions Act of 2006 (AB 53).

The General Plan Circulation Element identifies the following vision relating to transportation:

> "*VISION – CIRCULATION A long-term, sustainable transportation system serving the Victorville Planning Area is envisioned as one that:*
>
> - *Provides safe and efficient travel modes and facilities that enhance access for residential and business communities, including those with special needs;*
> - *Satisfies the transportation infrastructure needs of existing and future travel demands and the movement of economic goods, with convenient, multi-modal alternatives;*
> - *Achieves a high level of mobility for the movement of goods and people, in a cost-effective manner, without serious consequences to the environment;*
> - *Is coordinated with and effectively integrated into regional transportation systems;*
> - *Develops infrastructure systems that are coordinated with transportation networks and support Victorville's residential and business communities."*

As it pertains to the Project, the following General Plan policies are applicable:

- **Policy 1.1.3:** Require new development and redevelopment projects to bear responsibility for traffic system improvements necessary to mitigate the project's significant impacts at affected intersections, concurrently with construction of such projects.

- **Implementation Measure 1.1.3.1:** Typically, developers will construct necessary traffic system improvements. Alternately, in lieu of developer-provided improvements, the City will impose exactions, dedications and/or fees on new development and redevelopment projects to fund improvements that mitigate significant safety and/or congestion impacts on the roadway network. These shall be based on a clear and proportional nexus between the level of project impact and the estimated cost of providing the improvements required to mitigate the impact.

- **Policy 3.3.1:** Require private and public development projects to be responsible for constructing road improvements along all frontages abutting a public street right of way, in accordance with the design specifications for that roadway. Such road frontage improvements shall be constructed concurrently with and completed prior to opening of the project.

- **Non-Motorized Transportation Plan** In 2011, the City Council of the City of Victorville approved, by Resolution No. 10- 052, a non-motorized transportation plan for bikeways and pedestrian trails. The plan was initiated by the City's Public Works Department when they applied for and were awarded a grant from the Southern California Association of Governments (SCAG). The plan utilizes existing and future roadways, paseos, washes, utility corridors, the California Aqueduct and the Mojave River Walk to form an interconnecting network of trail and bikeways. This non-motorized transportation plan helps in meeting the goals and objectives of the General Plan and guides the future, orderly development of trails and bikeways, by requiring developers to install the segments adjoining their projects.

- **Complete Streets.** The term complete streets describes a comprehensive, integrated transportation network with infrastructure and design that allows safe and convenient travel along and across streets for all users, including pedestrians, bicyclists, persons of disabilities, motorist, trucks, emergency services and public transportation. The Circulation Element will balance the needs of automobiles with the needs of pedestrians, bicyclists, and public transit services.

Transit Service Impacts

The Victor Valley Transit Authority provides public transit services within the cities of Victorville and Adelanto near the Project site. The nearest bus stop is Route 31 at the intersection of US 395 and Dos Palmas Road, approximately three-fourths of a mile walking distance. The Project is not proposing any improvements that would prevent pedestrian or bicycle access to this bus stop.

Street Improvement Impacts

As required by the General Plan Circulation Element, the Project is required to construct the following street improvements:

Mesa Linda Drive and Pena Road

Mesa Linda Drive and Pena Road are existing paved roadways adjacent to the Project's eastern and western boundaries. The Project will construct new pavement to connect to the existing travel lanes, and construct a new sidewalk to connect to the existing sidewalks. The right-of-way for both streets is 64 feet.

Internal Streets

Internal streets will be public roads improved with pavement, curb, gutter, sidewalk, driveway approaches, and landscaped parkway within a 60-foot, full-width right-of-way.

The street improvements proposed by the Project meet the criteria for "complete streets" because they include sidewalks and have sufficient width to allow for bicycle and bus travel.

Victorville Non-Motorized Transportation Plan Impacts

The Non-Motorized Transportation Plan serves as the guiding document for the City to follow in improving its bicycle and pedestrian infrastructure and programs. It complements the Circulation Element of the General Plan, which discusses the necessity for developing non-motorized facilities. The Non-Motorized Transportation Plan recommends that Mesa View Drive and Pena Road be equipped with Class 2 bike lanes, which are striped lanes with a minimum width of four feet. As noted above, the required right-of-way is 64 feet, which is wide enough to accommodate Class 2 bike lanes if implemented.

Based on the preceding analysis, the Project does not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Threshold 4.17 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			✓	

Impact Analysis

The City of Victorville City Council adopted Resolution No. 20- 031 on June 23, 2020, which approved VMT thresholds for CEQA compliance purposes. Pursuant to City Council Resolution No. 20-031, single-family residential development of 136 dwelling units or fewer does not require a VMT analysis, and impacts are considered less than significant. The Project proposes

53 dwelling units and is therefore consistent with the City's procedures to implement CEQA Guidelines Section 15064.3, subdivision (b).

Threshold 4.17(c). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	

Impact Analysis

The proposed roadway improvement will be designed in accordance with the City of Victorville *Minimum Requirements for Street Improvement Plans* document. In addition, the Project is located in an area planned for residential development with existing residential uses. As such, the Project would not be incompatible with existing development in the surrounding area to the extent that it would create a transportation hazard because of an incompatible use.

Threshold 4.17(d). Would the Project:	Potentially Significant or Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in inadequate emergency access?				✓

Impact Analysis

The Project would have access from Mesa Linda Drive and Pena Road. During the preliminary review, the city's engineering, fire, and police departments reviewed the Project's transportation design to ensure that adequate access to and from the site would be provided for emergency vehicles.

4.18 Tribal Cultural Resources

Threshold 4.18 (a). Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place cultural landscape that is geographically defined in terms of the size and scope of landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?		✓		

Impact Analysis

Refer to Cultural Resources, Threshold 4.5 (a) regarding historical resources. The project is not listed or eligible for listing in the California Register of Historical Resources or a local register of historical resources.

Threshold 4.18 (b). Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place cultural landscape that is geographically defined in terms of the size and scope of landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?		✓		

Impact Analysis

Assembly Bill (AB) 52 created a process for consultation with California Native American Tribes in the CEQA process. Tribal Governments can request consultation with a lead agency and give input into potential impacts on tribal cultural resources before the agency decides what kind of environmental assessment is appropriate for a proposed project.

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 §21080.3.1. The City received responses from the Twenty-Nine Palms Band of Mission Indians and the Yuhaaviatam of San Manuel Nation (YSMN) tribe, both stating there was no need for consultation. The YSMN tribe asked that the following Mitigation Measures be added:

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

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

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4.19 Utilities and Service Systems

Threshold 4.19 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	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 relocation of which could cause significant environmental effects?		✓		

Water and Sewer Improvements

Water service will be provided by the Victorville Water District. The Project will connect to the existing 12-inch water mains on Mesa Linda Drive and Pena Road.

Sewer service will be provided by the Victorville Water District. The Project will connect to the existing 8-inch sewer line on Pena Road.

Storm Drainage Improvements

The primary hydraulic design elements are the roads and an on-site water detention basin located at the low point of the site, on the east end of the site. The water quality basin is 16,854 SF and would serve the project site adjacent to Shasta Avenue. Stormwater directed to this basin would discharge via infiltration and an outflow to Tawney Ridge Lane.

Electric Power Facilities

The Project will connect to the existing Southern California Edison electrical distribution facilities available in the vicinity of the Project site.

Natural Gas Facilities

The Project will connect to the existing Southern California Gas natural gas distribution facilities available in the vicinity of the Project site.

Telecommunication Facilities

Telecommunication facilities include a fixed, mobile, or transportable structure, along with all installed electrical and electronic wiring, cabling, and equipment, as well as all supporting structures, such as utility, ground network, and electrical supporting structures. Additionally, the facilities include a transmission pathway and associated equipment to provide cable TV, internet, telephone, and wireless telephone services to the Project site. Services that are not provided via satellite will connect to existing facilities maintained by the various service providers.

Conclusion

The construction or installation of the infrastructure and utilities described above, which are necessary to serve the Project, have been analyzed throughout this Initial Study document and have been found to have no impact, a less than significant impact, or a less than significant impact with mitigation measures incorporated. The mitigation measures required are; MM BIO-1 through MM BIO-3, MM CUL-1 through 3, MM GEO-1, MM GEO-2, MM NOI-1, and MM TCR-1 through MM TCR-2.

Threshold 4.19 (b). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple years?			✓	

Impact Analysis

Water service would be provided to the Project site by the Victorville Water District. According to the California Emissions Estimator Model (CalEEMod) included as Appendix A to this Initial Study, the Project would use 2,209,102 gallons of water per year, or 6.77-acre feet per year. Table 4.19-1 provides water demand and supply information for dry- and multiple-dry-year scenarios for the VWD, based on the 2020 Urban Water Management Plan (UWMP).

Table 4.19-1. Supply and Demand Comparison (Acre-Feet per Year)

Supply and Demand	2025	2030	2035	2040	2045
Supply Totals	26,505	28,969	30,165	31,299	32,699
Demand Totals	26,505	28,969	30,165	31,299	32,699
Difference	**0**	**0**	**0**	**0**	**0**

Source: Table 7.1, VWD based on the 2020 Urban Water Management Plan (UWMP).

Per the Mojave Basin Area Judgment, producers in the Mojave Basin Area are allowed to produce as much water as they need annually to meet their requirements. An underlying assumption of the Judgment is that sufficient water will be made available to meet the needs of the Basin in the future from a combination of natural supply, imported water, water conservation, water reuse and transfers of FPA among parties.[32]

Natural groundwater supply estimates are based on the long-term averages, which account for the inconsistency in natural supplies (i.e., historical periods of drought are included in the long-term average). Therefore, VWD does not have any inconsistent water sources that result

[32] Victorville 2020 Urban Water Management Plan, pg 5-2, https://www.victorvilleca.gov/home/showpublisheddocument/6679/637607472586500000, accessed October 30, 2024

in reduced supplies in dry or multiple-dry years. Therefore, the UWMP concludes that VWD has adequate supplies to meet demands during average, single-dry, and multiple-dry years throughout the 25-year planning period. VWD will continue aggressive water conservation efforts, increased use of recycled water to offset potable water demand, and participation in new water supply projects with MWA to ensure that supplies continue to meet current and projected demands[33]. Based on the analysis above, the impacts are less than significant.

Threshold 4.19 (c). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?			✓	

Impact Analysis

The City of Victorville Sewer Master Plan 2016 evaluates all the City sewers that are within the city limits under both existing and projected Year 2040 flow conditions and determines their hydraulic capacities, structural conditions, and needed capital improvements. The Plan provides information on population growth and wastewater flows to identify potential capacity issues that can be addressed in the City's 5-Year Capital Improvement Plan (CIP).

SCLA Industrial Wastewater Treatment Plant would provide wastewater treatment service to the project site. The Plant has a design capacity of 2.5 million gallons per day (MGD), 1.0 MGD industrial, and 1.5 MGD sanitary.[34]

As detailed in the Plan, the City's population is projected to increase to 194,500 by the year 2055, which is an average annual increase of 3.4% and a total increase of 58% relative to September 2020.[35] Housing is projected to increase by 70.6% (relative to 2015) to 64,062 dwelling units in 2035. Assuming that vacancy will remain at 11.18%, the City's population density would decrease to approximately at 3.3 people per occupied dwelling unit by the year 2035. According to the California Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2011-2021, with 2010 Benchmark*, the City's population in 2021 was 127,710. Thus, the City's population is in line with the growth projects contained in the Plan.

[33] Victorville 2020 Urban Water Management Plan, pg 1-4, https://www.victorvilleca.gov/home/showpublisheddocument/6679/637607472586500000, accessed October 30, 2024
[34] SCLA Industrial Wastewater Treatment Plant, https://www.victorvilleca.gov/home/showpublisheddocument/2257/636853494628300000, accessed October 30, 2024
[35] Victorville General Plan, 2021-2029 Housing Element, pg 2-1through 2-2, January 2022

The Project would be developed with 53 single-family detached residential housing units accommodating up to 181 persons. Based on a wastewater generation demand factor of 260 gallons per capita per day (GPCD), and the estimated 3.3 people per household, the Project would result in a wastewater demand of 27,456 GPCD.[36] As detailed above, the design treatment capacity of the SCLA Treatment Plant is 2.5 MGD. As such, the Project impact on the daily treatment capacity would be approximately 1%. In addition, the Project's site's zoning is Low Density Residential (2.1- 5 du/ac). The Sewer Master Plan relied on this density of residential development to plan for future wastewater treatment facilities.

For the reasons stated above, it is not anticipated that the Project would result in a determination by the City that the SCLA Treatment Plan would not have adequate capacity to serve the Project's projected demand in addition to SCLA's existing commitments.

Threshold 4.19 (d). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Generate solid waste more than State or local standards, or more than the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✓	

Impact Analysis

Construction Related Impacts

The California Green Building Standards Code (CAL Green) requires all newly constructed buildings to prepare a Waste Management Plan and divert construction waste through recycling and source reduction methods. The City of Victorville Building and Safety Department reviews and approves all new construction projects required to submit a Waste Management Plan. Mandatory compliance with CAL Green solid waste requirements.

Operational Related Impacts

According to the California Emissions Estimator Model, the Project is estimated to generate 51 tons of solid waste per year. Solid waste from Victorville is transported to the Victorville Sanitary Landfill at 18600 Stoddard Wells Road. According to the CalRecycle website, the Victorville Sanitary Landfill has a daily throughput of 3,000 tons and a remaining capacity of 93,400,000 cubic yards. The expected closure is October 1, 2047.1. As such, there is adequate landfill capacity to serve the Project[37].

[36] Victorville Sewer Master Plan, Table 2.4. Available at: https://www.victorvilleca.gov/home/showpublisheddocument/1501/636711600593100000

[37] Source: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1870?siteID=2652, accessed October 30, 2024

Threshold 4.19 (e). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			✓	

Impact Analysis

Victorville Disposal (Burrtec) currently provides solid waste collection services to the City as required by Municipal Code Chapter 6.36, *Solid Waste Services*. Burrtec provides these services in compliance with federal, state, and local management and reduction statutes and regulations related to solid waste.

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4.20 Wildfire

Threshold 4.20 (a). If located in or near a state responsibility areas of lands classified as very high fire hazard severity zones, would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				✓

Impact Analysis

A wildfire is a nonstructural fire that occurs in vegetative fuels, excluding prescribed fire. Wildfires can occur in undeveloped areas and spread to urban areas where the landscape and structures are not designed and maintained to be ignition-resistant. As stated in the State of California's General Plan Guidelines: "*California's increasing population and expansion of development into previously undeveloped areas is creating more 'wildland-urban interface' issues with a corresponding increased risk of loss to human life, natural resources, and economic assets associated with wildland fires*." To address this issue, the state passed Senate Bill 1241 to require that General Plan Safety Elements address the fire severity risks in State Responsibility Areas (SRAs) and Local Responsibility Areas (LRAs).

According to the *California Fire Hazard Severity Zone Viewer* maintained by Cal Fire, the Project site is not located within a high wildfire hazard area[38]. The Project is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. As such, Thresholds 4.20 (a) through 4.20 (e) below require no further action.

Threshold 4.20 (b). If located in or near a state responsibility areas of lands classified as very high fire hazard severity zones, would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?				✓

[38] Source: https://experience.arcgis.com/experience/03beab8511814e79a0e4eabf0d3e7247/, accessed November 1, 2024

Threshold 4.20 (c). If located in or near a state responsibility areas of lands classified as very high fire hazard severity zones, would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
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?				✓

Threshold 4.20 (d). If located in or near a state responsibility areas of lands classified as very high fire hazard severity zones, would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, because of runoff, post-fire slope instability, or drainage changes?				✓

4.21 Mandatory Findings of Significance

Threshold 4.21 (a). Would the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
a) Have the potential to 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, 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?		✓		

Impact Analysis

As indicated in this Initial Study, project development may adversely impact biological resources, cultural resources, geology and soils (paleontological resources), and tribal cultural resources. The following mitigation measures are required to reduce impacts to less than significant levels: BIO-1 through BIO-3, CUL-1, GEO-1, GEO-2, NOI-1, and TCR-1 through TCR-2.

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Threshold 4.21 (b). Does the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
b) 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 or other current projects, and the effects of probable future projects)?		✓		

Impact Analysis

The cumulative impacts analysis provided here is consistent with Section 15130(a) of the CEQA Guidelines, in which the study of the cumulative effects of a project is based on two determinations:

- Is the combined impact of this project and other projects significant?
- If so, is the Project's incremental effect cumulatively considerable, causing the combined impact of the projects evaluated to become significant? The cumulative impact must be analyzed only if the combined effects are significant and the Project's incremental effect is found to be cumulatively considerable (CEQA Guidelines §15130(a)(2) and (3)).

The analysis of potential environmental impacts in Section 4.0, *Environmental Analysis*, of this Initial Study concluded that the Project would have *no impact* or a *less than significant impact* for all environmental topics except for Biological Resources, Cultural Resources, Geology and Soils (Paleontological Resources), Tribal Cultural Resources, and Utilities and Service Systems (installation of facilities that involves disturbance of previously undisturbed land). For these resources, Mitigation Measures are required to reduce impacts to less than significant levels as discussed below.

Biological Resources

As discussed in Section 4.4, *Biological Resources,* of this Initial Study, development activities will also impact wildlife, and those with limited mobility (e.g., small mammals and reptiles) will experience increases in mortality during the construction phase. More mobile species (e.g., birds and large mammals) will be displaced into adjacent areas and will likely experience minimal impacts. However, the Burrowing Owl and Desert Tortoise are known to be located within the regional area. Due to their transient nature, they have the potential to inhabit the site in the future. Therefore, Mitigation Measures BIO-1 through BIO-3 are required to ensure any impacts remain less than significant.

Additionally, the site supports limited nesting opportunities for common migratory bird species. if vegetation is to be removed during the nesting season, a pre-construction nesting bird survey shall be conducted, and avoidance measures taken to ensure that no take of birds or their nests will occur. Therefore, Mitigation Measures BIO-1 through BIO-3 are required to ensure any impacts remain less than significant.

Overall, the loss of 15.13 acres of disturbed desert vegetation is not expected to have a significant cumulative impact on the overall biological resources in the region, given the presence of similar habitats throughout the surrounding desert region. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Cultural Resources

As discussed in Section 4.5, *Cultural Resources,* of this Initial Study, the records search and field survey did not identify any cultural resources, including historic and prehistoric sites or historic-period buildings within the project site boundaries. Research results, combined with surface conditions, have failed to indicate sensitivity for buried cultural resources. No additional work or monitoring of cultural resources is necessary during earthmoving activities. If previously undocumented cultural resources are identified during earthmoving activities, Mitigation

Measures MM CUL-1 through 3 shall apply. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Geology and Soils

As discussed in Section 4.7, *Geology and Soils,* of this Initial Study, the property is situated in the Mojave Desert geomorphic province. The Mojave Desert province is a wedge-shaped area that is enclosed on the southwest by the San Andreas fault zone, the Transverse Ranges province, and the Colorado Desert province, on the north and northeast by the Garlock fault zone, the Tehachapi Mountains, and the Basin and Range province, and on the east by the Nevada and Arizona state lines, and the Colorado River. The area is dominated by broad alluvial basins that are mostly aggrading surfaces receiving non-marine continental deposits from the adjacent upland areas. More specific to the subject property, the site is geologically mapped to be underlain by alluvium. Alluvium has the potential to contain paleontological resources. Therefore, Mitigation Measure MM GEO-1 and MM GEO-2 (if applicable) are required. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Tribal Cultural Resources

As discussed in Section 4.18, *Tribal Cultural Resources*, of this Initial Study, construction, and operation of the Project would include activities limited to the confines of the Project site. The tribal consultation conducted with the YSMN and Twenty-Nine Palms Band of Mission Indians determined that the Project is unlikely to adversely affect tribal cultural resources by implementing Mitigation Measures TCR-1 through TCR-2. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Utilities and Service Systems

As discussed in Section 4.19, *Utilities and Service Systems*, of this Initial Study, installation or construction of the infrastructure and utilities needed to serve the Project will result in ground disturbance that may impact Biological Resources, Cultural Resources, Geology, and Soils (Paleontological Resources), and Tribal Cultural Resources. Potential impacts to these resources are mitigated by Mitigation Measures BIO-1 through BIO-3, CUL-1 through 3, GEO-1, GEO-2 (if applicable), and TCR-1 through TCR-2. Based on the preceding analysis, the Project's impacts would not be cumulatively considerable.

Conclusion

In instances where impacts have been identified, mandatory compliance with federal, state, or local law is currently in place that effectively reduces environmental impacts. Potentially significant impacts are reduced to less than significant levels with the implementation of mitigation measures. Therefore, the potential adverse environmental impacts of the Project, in combination with the impacts of other past, present, and future projects, would not contribute to cumulatively significant effects.

Threshold 4.21 (c). Does the Project:	Potentially Significant or Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		✓		

Impact Analysis

Under this threshold, the types of impacts analyzed consist of those that affect human health and well-being. As indicated by this Initial Study, the Project may cause or result in certain potentially significant environmental impacts that directly or indirectly affect human beings with respect to air quality, agriculture and forestry resources, geology and soils, energy, hazards, and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, utilities and service systems, and wildfire. In instances where impacts have been identified, mandatory compliance with federal, state, or local law is currently in place that effectively reduces environmental impacts. Potentially significant impacts related to these resources are mitigated by Mitigation Measure MM NOI-1. Therefore, the potential adverse environmental impacts of the Project, in combination with the impacts of other past, present, and future projects, would not contribute to cumulatively significant effects.